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January 11, 2021

City of McKinney
Planning Department
P.O. Box 517
McKinney, Texas 75069

Re: Case ZONE2020-0141
Revised Letter of Intent supporting request for a PD zoning change for 12.29 acres located in the T. J. McDonald Survey, Abstract 576, in the City of McKinney, Collin County, Texas (the "Property")

Dear Planners:

This revised letter of intent is submitted in response to staff comments received on December 29, 2020, and incorporates the application for a PD zoning change submitted by me on behalf of the owner, HAG RE CDT, LLC, a Nevada limited liability company, on December 7, 2020, together with the information contained therein as follows:

1. The acreage of the subject property is 12.29 acres as described in the Metes and Bounds description submitted with the application. A Zoning Exhibit is submitted herewith.
2. The existing zoning of the Property is controlled by Ordinance No. 1574 under which approximately 10.8 acres of the Property located at the corner of Wilmeth Road and Community Drive is designated RG-25: General Residential, and the balance of the Property (approximately 1.5 acres) is designated C-Planned Center.
3. The Applicant requests that the Property be zoned PD- Planned Development with a base zoning of MF-3, Multiple Family Residential-Medium High Density district, modified according to the Planned Development Standards attached hereto in the following particulars:
 - a. an increase in the maximum allowed height of buildings from two stories to three stories, not to exceed 43 feet, to allow a reduction in the overall footprint of buildings which results in more open space for amenities while keeping the per acreage unit yield permitted under the Schedule of Space Limits promulgated by the City's Code and which is in keeping with many other similar projects approved by the City; and
 - b. a substitution of carports for the required enclosed parking spaces in recognition of the fact that such enclosed parking spaces typically are utilized by residents for storage rather than automobile parking and the fact that

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construction costs associated with garages are better allocated toward increasing the number and quality of amenities which are available to all residents.

4. The Applicant will provide amenities in addition to the minimum required under 146-139(f)(2) to meet the exceptional quality requirement of the PD.

5. The subject property is located at the NEC of Wilmeth Drive and Community Avenue, City of McKinney, Texas.

6. The applicant requests an appearance before the Planning and Zoning Commission and the City Council at the earliest possible dates.

In the event that any other information is required for this Letter of Intent, please refer to the application previously filed.

Very truly yours,



Robert H. Roeder

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