

March 20, 2014

Mr. Michael Quint
Director of Planning
City of McKinney
P.O. Box 517
McKinney TX 75070

RE: Letter of Intent to Request Rezoning a 10.25 acre site located at the northeast corner of W. University Drive (Hwy. 380) and Grassmere Road, McKinney, TX.

Dear Mr. Quint:

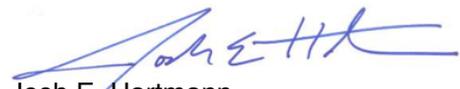
Please accept this letter of intent regarding our rezoning application for a property located at the northeast corner of W. University Drive (Hwy. 380) and Grassmere Road, McKinney, TX. The 10.25 acre site is currently zoned Planned Development District by Ordinance 2004-06-068. NexMetro Development LLC ("NexMetro") is submitting this letter to support our proposal to build an Avilla Homes brand neighborhood.

NexMetro is requesting a zoning change to amend the current zoning in order to allow the development of an innovative housing product. Our leased home neighborhood design does not easily conform to traditional single-family or multi-family standards, including density, property and building setbacks, architecture, and open space requirements, among others. The development standards proposed will allow the construction of a single story detached leased home neighborhood that is a unique housing option for the McKinney area.

In order to ensure a level of exceptional quality for the development, the proposed standards are tied to a specific development plan, assuring an understanding between the City and NexMetro on the intent and vision for the project. Internal parking, single story design, and extensive private and public open space are all elements of the proposed development plan. Even our courtyard detail, which is an essential element of the Avilla design, is incorporated. The proposed architecture has been designed to compliment the adjacent Tucker Hill community, which itself is an exceptional community in McKinney. This was in response to our meetings with both Southern Land Company and the residents of Tucker Hill in which all parties expressed their desire for Avilla to relate architecturally to Tucker Hill. Part of our zoning request includes standards for architectural intent in order to assure quality architecture and design. Taken together, all of these elements combine to define the essential elements the Avilla Homes neighborhood.

We request that our proposal be considered by the Planning & Zoning Commission on April 8, 2014, and by the City Council on May 6, 2014.

Respectfully submitted by,



Josh E. Hartmann
Vice President

Encl.

Cc. Mark Housewright, Masterplan