

# SOUTHERN LAND COMPANY

1550 West McEwen Drive  
Suite 200  
Franklin, Tennessee 37076  
Phone: 615-778-3150  
Fax: 615-778-3170  
[www.southernland.com](http://www.southernland.com)

March 16, 2015

City of McKinney  
222 North Tennessee Street  
McKinney, TX 75069

RE: Tucker Hill - Phase 4 Rezoning

To whom it may concern,

On behalf of our Client, SLC McKinney Partners, LP, we are submitting for the rezoning of 28.75 acres of property within the current Tucker Hill property for consideration at the May 28, 2013 Planning Commission meeting. This property is currently zoned PD and is restricted by the Tucker Hill Pattern Book – Ordinance Version, dated October 19, 2010 and Phase 3 Only, dated June 28, 2013.

This rezoning is being requested for the following reasons:

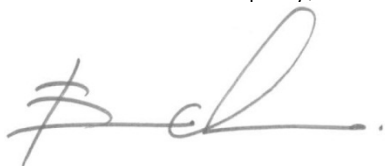
1. Rezoning of the T-3 zoning classification in the proposed development area. The area for rezoning in this application is proposed to be T4.
2. Reorientation of the street network.
3. Revisions to the Pattern Book to allow for the simplification of the site development regulations.

The rezoning is to be accomplished by the adoption of the submitted revision to the Tucker Hill Pattern Book.

The subject property is located north and west of Tucker Hill Phase 2B through the extension of Townsend Boulevard to the west, Tremont Boulevard and Fitzgerald Avenue to the north. The west boundary of the subject property is the east boundary of the north extension of Stone Bridge Parkway. The east boundary is the future Wilson Creek open space.

Thank you for your consideration of this matter.

Sincerely,  
Southern Land Company, LLC



Ben Crenshaw, RLA