

SOUTHERN LAND COMPANY

1550 West McEwen Drive
Suite 200
Franklin, Tennessee 37076
Phone: 615-778-3150
Fax: 615-778-3170
www.southernland.com

October 3, 2016

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 revisions to the Tucker Hill Pattern Book Phase 4 Only for consideration of approval at the October 25, 2016 Planning Commission meeting. This property is currently zoned PD and is restricted by the Tucker Hill Pattern Book – Phase 4 Only, approved June 16, 2015.

This revision is requested for the reorientation of the street network to the west and north of the area currently under construction. The enclosed Pattern Book has been revised based on comments by City of McKinney Staff, received September 20, 2016.

The rezoning of Tucker Hill Phase 4 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.

The revised Pattern Book (Phase 4 Only) plans depict a total of approximately +/-690 lots, with the breakdown per section as follows:

Phase 1a:	77
Phase 1b:	52
Phase 2a:	44
Phase 2b:	38
Phase 3:	55
Phase 4 (under construction):	118
Phase 4 (remaining):	191
Future Phases:	+/-20 (West of Stonebridge)
	+/-95 (School Site)

As per the Pattern Book, Ordinance Version, Rev. 2, October 19, 2010, this portion of the Tucker Hill development is entitled to build 759 residential units (110% of 690 units indicated on the 2007 GDP).

The Building Type Density Chart was removed at the time of approval of the Phase 4 Only Pattern Book (May 2015) per agreement with the City of McKinney Planning Staff. The chart and subsequent requirements were agreed to be omitted from all further Pattern Book iterations.

Thank you for your consideration of this matter.

Sincerely,
Southern Land Company, LLC

A handwritten signature in black ink, appearing to read "Ben Crenshaw", with a stylized flourish at the end.

Ben Crenshaw, RLA