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By Kathy Wright at 8:13 am, Oct 30, 2012

IBG Adriatica Holdings, Inc.

6991 Stonebridge Drive
McKinney, Texas 75070
972-562-0231

Date: October 29, 2012

To: Mr. Michael Quint
City of McKinney
221 N. Tennessee Street
McKinney, TX 75069

Re: SEC Virginia Parkway @ Stonebridge Drive
Lot 2, Block A
Lot 2R Block B
Lot 2 Block C
Of the Adriatica Development
Tracts D, E, and F per the attached Exhibit "B"

Dear Mr. Quint,

The subject property is located on the southeast corner of Virginia Parkway and Stonebridge Drive.

The total area consists of approximately 35.15 acres.

The current zoning is:

PD# 2005-02-017

PD# 2006-09-104

PD# 2010-11-052

The proposed use of Office, Retail, Restaurant, Hotel and Residential is allowed under this zoning.

The request for Rezoning is to allow for an update to the currently approved Planned Development District Ordinance No. 2005-05-017 ("PD").

Section 3.e) Timing Issues.

Currently, the PD requires that certain amounts of square footage of commercial uses be constructed prior to the development of residential units, and as more residential units are developed more commercial space is required. The current language stipulates that the square footage of commercial uses be within the Town Center District (Tracts D,E, and F), but we are requesting that the language of this section be modified to allow the calculation of commercial uses to include all commercial uses within the Adriatica Development. The PD Timing Issues would require a total of at least 120,000 square feet of Commercial Uses be constructed prior to or concurrently with the development of any more than 150 residential units. By allowing us to calculate the commercial uses constructed within the entire Adriatica development we are able to meet this square footage requirement. Exhibit A attached illustrates that by calculating the office, retail and

restaurant uses currently occupied or under construction along with the commercial uses that will be constructed as part of the residential development we have a sufficient amount of Commercial areas.

Section 3. f) Space Limits

We are also requesting that the maximum height of buildings within the Town Center District be increased to 60 feet. This increase is requested to allow for higher pitched roofs within the development which we feel is important to the aesthetics.

Please accept this Rezoning application and request for consideration on the November 13, 2012, Planning and Zoning Commission Meeting and the December 4, 2012, City Council Meeting.

If you have any questions regarding the above items, or need any information, please contact myself at 214-725-0740.

Sincerely,

A handwritten signature in blue ink, appearing to read "G C Fuller". The signature is written in a cursive style with a large, circular initial "G".

George C. Fuller