



January 9, 2015

Michael Quint
Director of Planning
221 N. Tennessee
McKinney, Texas 75069

RE: Letter of Intent –30.35 Acres located at the SWC of McKinney Place Drive and Collin McKinney Parkway

Dear Mr. Quint:

Please accept this correspondence as my Client's formal Letter of Intent for the submittal of a Rezoning Request for the above referenced property. Currently the property is zoned for multi-family uses with an approved site plan for 541 units.

Our client intends to develop the property with a maximum 250 townhome lots under the REC Townhouse (rowhouse) Dwelling standards with the following exceptions:

1. No Maximum Lot width.
2. No Maximum Lot area.
3. Front entry townhome shall be allowed.
4. Front build-to-line shall be 20' for front entry townhomes.
5. Rear yard garage and alley access or contained internal courtyard parking requirement shall not apply to front entry townhomes.
6. No side yard setback of interior lots shall be required; however, a minimum of 10' of separation will be required between buildings.
7. Maximum Density of 8.5 units per acre.
8. Maximum of 150 front entry townhomes.

Our client would like to build a mix of front entry and rear entry townhome product because they are seeing a demand for both of these products in the marketplace. We have submitted a preliminary-final plat that shows 143 front entry townhomes. They also would like to eliminate the maximum lot size so if there are larger corner lots, these townhomes can more yard. This will again provide variety to the product that they are delivering to the marketplace.

In order to provide a provision that is over and above what is required, my client has agreed to the attached architectural standards for the development.



I have attached a conceptual layout for the proposed development for informational purposes only. Thank you for your time and consideration in this matter. If you have any questions, please contact me at 469-424-5900 or at levi.wild@sanchezassociates.net if this is more convenient.

Regards,

A handwritten signature in blue ink, appearing to read 'L. Wild', is positioned above the typed name.

Levi A. Wild, PE

CC: File