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By PLANNING at 10:03 am, Jul 27, 2015

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July 24, 2015

Mr. Aaron Bloxham  
Planning Department  
City of McKinney  
221 N. Tennessee  
McKinney, TX 75069

**RE: Revised Letter of Intent – Site Plan  
Sanctuary at Westridge Apartment Community**

Dear Mr. Bloxham:

On behalf of our client, DHI Communities, please accept this Letter of Intent with respect to the approval of a site plan for the Sanctuary at Westridge Apartment Community. The community will be situated on a 24.39 acre tract of land at the northeast corner of Coit Road and Rambling Road. The property is part of the Westridge Planned Development (PD 2001-02-024) and is designated as Tract 11A05, which most closely corresponds to the MF-1 zoning district.

The community will be developed in two phases and will be comprised of 2 and 3 story buildings. A total of 432 apartment units are planned. As you will see on the site plan, the design theme throughout the community is to wrap the residential buildings around expansive common greens and other recreational areas so residents throughout the community have easy access to these facilities.

As part of this request, we are asking for a variance to the setback requirement in Section 146-139- Architectural and Site Standards of the McKinney Code of Ordinances, a variance from Section F(1)(b)(ii) of the ordinance regarding the allowable building materials for those portions of the building which are not finished with masonry, and a variance from Section F(1)(h)(i) of the ordinance regarding the masonry content on accessory buildings. This request is further detailed in the attached request.

We ask for consideration of our plan approval by the Planning and Zoning Commission at the earliest opportunity. Based on the published application schedule, this would correspond to the Commission's August 11, 2015 meeting.

If you have any questions, please call me at 972.738.0248.

Sincerely,

JBI PARTNERS, INC.

A handwritten signature in black ink, appearing to read "Jerry Sylo". The signature is stylized and somewhat abstract, with a long horizontal line extending to the right.

Jerry Sylo, AICP