

ABERNATHY
ROEDER &
BOYD
JOPLIN • P.C.

1700 Redbud Boulevard, Suite 300 • P.O. Box 1210 • McKinney, Texas 75070-1210
Metro 214.544.4000 • Fax 214.544.4044

ATTORNEYS AT LAW

ROBERT H. ROEDER
Qualified Mediator

rroeder@abernathy-law.com
Direct Dial 214.544.4003

May 27, 2014

City of McKinney
Planning Department
P.O. Box 517
McKinney, Texas 75069

Re: Revised Letter of Intent supporting request for a zoning change concerning 54.58 acres in the George F. Lucas Survey, Abstract 540, at Craig Ranch, City of McKinney, Collin County, Texas ("Stacy 54")

Dear Planners:

This revised letter of intent accompanies the application for a zoning change submitted by me on behalf of the two owners, Frisco Independent School District and LCGCR1, LP, a Texas limited partnership, on May 12, 2014, and incorporates the information contained therein which is recited again as follows:

1. The total acreage of the subject property is 54.58 acres as described in the Field Note Description attached to the application and as shown on the Zoning Exhibit attached hereto as Exhibit A (the "Zoning Exhibit").
2. The existing zoning on the tract is PD - Planned Development Ordinance No. 2002-03-019 (the "PD").
3. The Property is subject to the REC development guidelines. The northwest quadrant of the Property is in the Neighbor Zone and the balance of the Property is in the Collin-McKinney Parkway Corridor Zone.
4. The applicant requests that those portions of Tract 1 as shown on the Zoning Exhibit within the Collin-McKinney Parkway Corridor Zone be removed

from the Collin-McKinney Parkway Corridor Zone and be allowed to develop according to the Neighborhood Zone for single family detached dwellings on standard lots, small lots and townhouses.

5. The applicant acknowledges that Tract 2 as shown on the Zoning Exhibit is wholly within the Collin-McKinney Parkway Corridor Zone and requests the following variances for multi-family development under the Collin-McKinney Parkway Corridor Zone regulations:

- Removal of the limitation of maximum building length of eight dwelling units in a row along a block face
- Removal of the requirement of a minimum 35% of surface area constructed of windows, doors or other openings on the first floor of a front façade.

6. The exterior architectural standards for residential structures within Tract 1 attached hereto as Exhibit B are proposed to satisfy the exceptional or innovative quality requirement for the PD zoning.

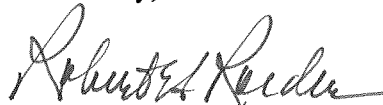
7. There are no other special considerations requested or required.

8. The subject property is located on the south side of Stacy Road between Ridge Road and CR 148.

9. The applicant requests an appearance before the Planning and Zoning Commission and the City Council at the earliest possible dates.

In the event that any other information is required for this Letter of Intent, please refer to the application previously filed.

Yours truly,

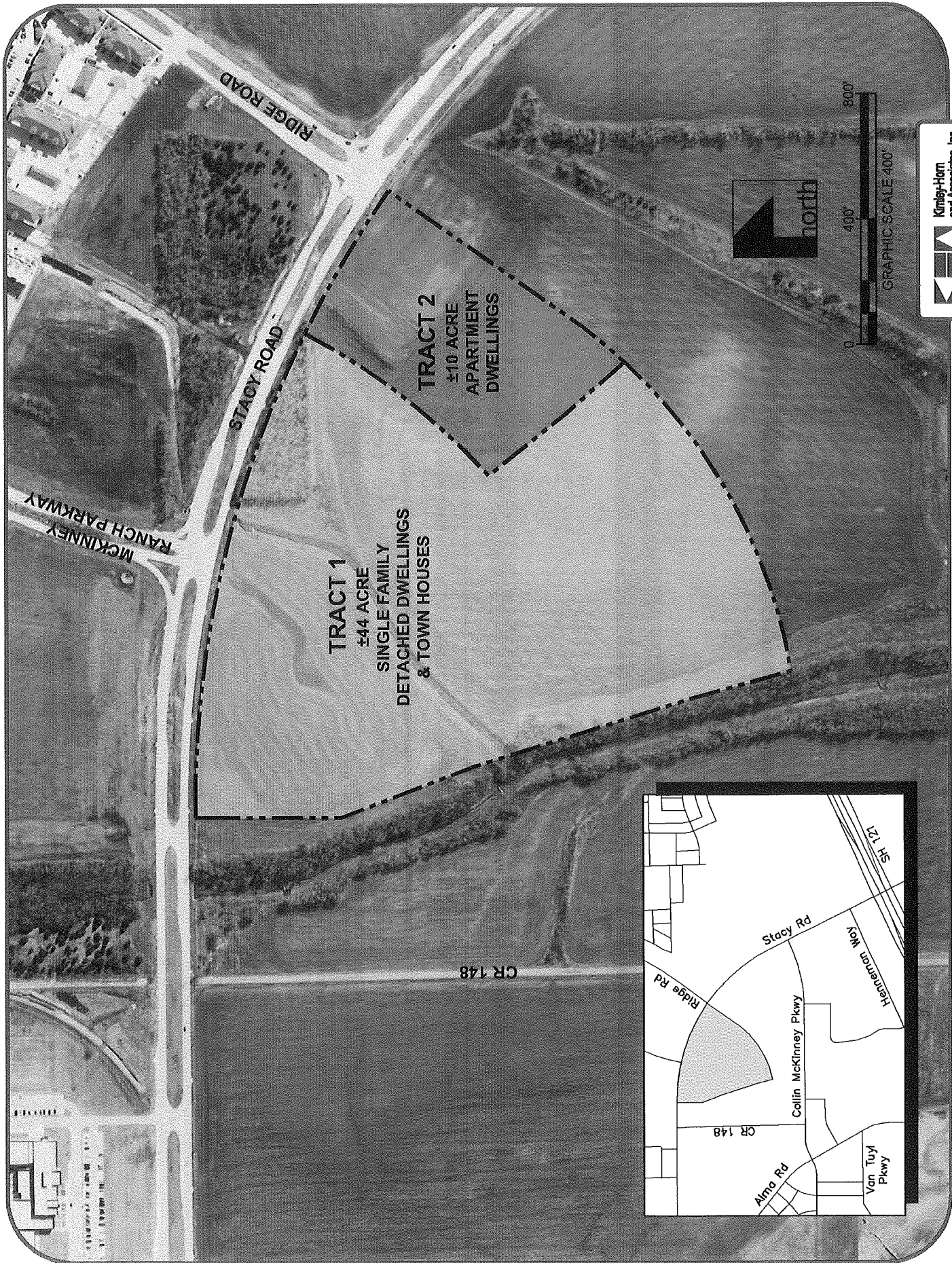


Robert H. Roeder

646244v2

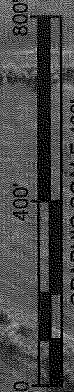
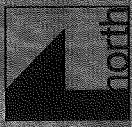
cc: James E. Robertson
Richard Wilkinson

Exhibit A
Zoning Exhibit

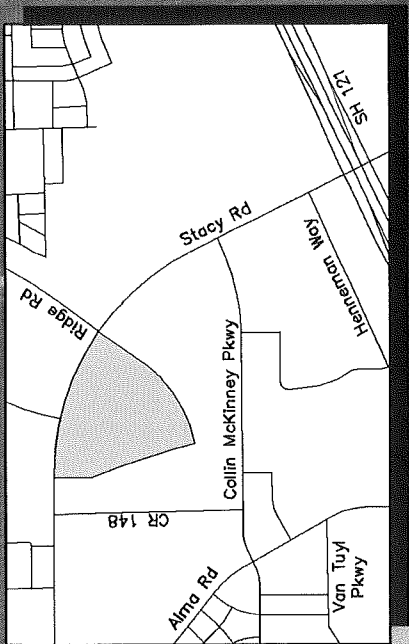


TRACT 1
±44 ACRE
SINGLE FAMILY
DETACHED DWELLINGS
& TOWN HOUSES

TRACT 2
±10 ACRE
APARTMENT
DWELLINGS



GRAPHIC SCALE 400'



ZONING EXHIBIT

Exhibit B
Exterior Architectural Standards

1. Residential Architectural and Site Standards. The architectural and site standards set forth below shall apply to Tract 1.

a. The following exterior finishing materials shall be required:

- i. Front Elevation. 100% of this elevation, save and except second story walls that are not a vertical continuation of a first story wall, shall be finished with masonry materials including, but not limited to, brick, stone, synthetic stone, or stucco. Second story walls that are not a vertical continuation of a first story wall may be finished in wood lap siding, vinyl siding, cast concrete modular siding, or EIFS, as an alternative to masonry materials. Sheet siding fabricated to look like wood lap siding is prohibited.
- ii. Side Elevation. 75% of this elevation, save and except second story walls that are not a vertical continuation of a first story wall, shall be finished with masonry materials including, but not limited to, brick, stone, synthetic stone, or stucco. The remaining 25 percent, including all of second story walls that are not a vertical continuation of a first story wall, may be finished with wood lap siding, vinyl siding, cast concrete modular siding, or EIFS. Sheet siding fabricated to look like wood lap siding is prohibited.
- iii. Rear Elevation. 50% of this elevation, save and except second story walls that are not a vertical continuation of a first story wall, shall be finished with masonry materials including, but not limited to, brick, stone, synthetic stone, or stucco. The remaining 50 percent, including all of second story walls that are not a vertical continuation of a first story wall, may be finished with wood lap siding, vinyl siding, cast concrete modular siding, or EIFS. Sheet siding fabricated to look like wood lap siding is prohibited.
- iv. Calculation of Percentages. The percentages set forth above are calculated exclusive of doors and windows.

b. All residential units shall be required to provide at least three of the following architectural elements:

- i. 100 percent of each wall is finished with a masonry finishing material;
- ii. The front facade contains two types of complementary masonry finishing materials with each of the materials being used on at least 25 percent of the front façade;

- iii. A minimum of 10 percent of the unit's front facade features patterned brick work, excluding soldier or sailor brickwork provided in association with a door or window;
 - iv. No pitched roof plane with a horizontal length longer than 20 feet exists;
 - v. The unit only features one-car garage doors that have a carriage style design. These doors typically feature vertical slats, high windows, antiqued hardware, and additional detailing to give the appearance of swinging or sliding doors;
 - vi. The unit's chimney is finished on all sides with 100 percent masonry finishing materials;
 - vii. A minimum of three offsets in the front facade measuring at least two feet deep are provided or a minimum of one offset in the front facade measuring at least five feet is provided.
 - viii. The unit features an articulated front entrance through the use of lintels, pediments, keystones, pilasters, arches, columns, or other similar architectural elements;
 - ix. A covered back porch which is at least 200 square feet in area is provided;
 - x. At least one dormer is provided for each roof plane over 500 square feet in area that faces a public street. The dormer must be appropriately scaled for the roof plane and shall not be wider than the windows on the building elevation below;
 - xi. All windows facing a street feature shutters. The shutters provided must be operational or appear operational and must be in scale with the corresponding window; or
 - xii. All ground level mechanical, heating, ventilation, and air conditioning equipment opaque screening device that is at least six feet tall.
- c. The above architectural and site standards may be waived or adjusted through the meritorious exception process provided in the City of McKinney Comprehensive Zoning Ordinance.