



October 16, 2014

Ms. Samantha Pickett
City of McKinney
Planning Department
P.O. Box 527
McKinney, Texas 75069

RE: Hidden Lakes- Letter of Intent supporting request for a zoning change concerning 59.82 acres in the J.R. Burrows Survey, Abstract 70, located on the south side of University Dr., (US 380), City of McKinney, Collin County, Texas.

Dear Samantha:

This letter accompanies the application for a zoning change, re-submitted by us on behalf of the owner, 380 Holdings, LLC, on October 13, 2014, and intends to include the information contained therein, including:

1. The total acreage of the subject property is 59.82 acres as described in the metes and bounds description attached to the application and as shown on the Zoning Exhibit (Exhibit A) attached.
2. The existing zoning on the tract is PD-Planned Development Ordinance No. 2007-09-092, a PD generally for retail, office, and mini-warehouse uses; and a small portion of AG zoning.
3. The applicant requests that the Property be allowed to developed for the following permitted uses as generally shown on the attached Zoning Exhibit (Exhibit A), as described as follows:

Tract 1: (47.01 acres) SF-5 Single Family residential zoning district, with no exceptions.

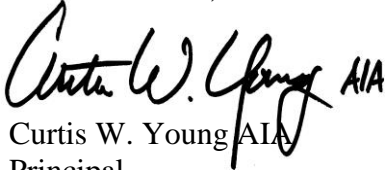
Tract 2: (12.81 acres) C-2 Local Commercial District.

4. As additional information, we have attached a Zoning Concept Plan (for informational purposes), which illustrates generally the development plan we intend to pursue.
5. The subject property is located on the south side of University Dr. (US 380), approximately ¼ mi. west of Custer Road.

6. The purpose of this rezoning is to allow for the development of a high quality residential development, oriented around and focusing toward the existing lakes and open space on the property, while retaining the majority of the previously anticipated retail/ commercial uses along a portion of the US 380 frontage.
7. The requested P&Z agenda is: P&Z- October 28.

Please let me know if you need any additional information, have any questions, or would like to meet to discuss the proposal. We look forward to working with you.

Sincerely,
SAGE GROUP, INC.


Curtis W. Young AIA
Principal

CC:
Dean Eldridge
Eric Morgan
Bob Roeder