



Village Park North Letter of Intent

Please let this letter serve as a formal request by American Legend Homes and Lions Gate Homes with approval by McKinney Village Park North LP, land owner, to revise the zoning in the Village Park North Addition. The subject property is located west of Lake Forrest and south of McKinney Ranch Parkway. This 40.632 acre tract is zoned PD Residential and is currently under development.

Under the current zoning, the front façade of the home must extend 20' (can be reduced by Planning and Zoning Commission to 10') in front of any front facing garage door. Many builders have met this requirement by simply extending the front porch of the structure 10' creating something that looks more like a "boat dock".

We would like to propose the use of courtyards built with brick and or stone depending on the materials used on the home with ornamental trees and landscaping to provide a 10' offset meeting the intent of the requirement to provide a public/private open space. We believe the overall community will be more appealing and better served by constructing an aesthetically pleasing courtyard in order to meet the design requirement.

We request this to be reviewed by the Planning and Zoning Commission on 8/14/12 and ruled on by the City Council on 9/4/12.

Thank you

Kevin Egan / American Legend Homes

Larry Craven / Lions Gate Homes

Christie Brownlow / McKinney Village Park North LP.

Revised 7/24/12



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