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May 26, 2015

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

Re: Agenda Item 15-084Z  
Second Revised Letter of Intent supporting request for a zoning change for 43.915 acres situated in the George F. Lucas Survey, Abstract 540, in the City of McKinney, Collin County, Texas (the "Property")

Dear Planners:

This second revised letter incorporates the application for a zoning change submitted by Southbrook Investments, Inc. on behalf of the owner, Collin CR Wellness Communities, LLC, a Texas limited liability company, on March 30, 2015, and the revised letter of intent submitted on April 27, 2015, together with the information contained therein which is recited again as follows:

1. The acreage of the subject property is 43.915 acres as described in the metes and bounds attached hereto as Exhibit A.
2. The existing zoning on the tract is PD – Planned Development Ordinance No. 1714, PD – Planned Development Ordinance No. 1722, PD - Planned Development Ordinance No. 2002-03-019 and Ag-Agricultural.
3. The Property is subject to the REC – Regional Employment Center Overlay District.
4. Attached hereto as Exhibit B is the proposed zoning exhibit showing the Property divided into two tracts, Tract 1 containing approximately 25.1 acres and Tract 2 containing approximately 18.8 acres.
5. The applicant proposes that the permitted use for both Tracts 1 and 2 be single family developed in accordance with the single family detached standard lot requirements of the Neighborhood Zone in the REC with no maximum lot width, and that town home be an additional

permitted use for Tract 2 developed in accordance with the standards promulgated in Section 149-108 (TH-Townhome Residential District) of the City's Comprehensive Zoning Ordinance.

6. All single family homes developed within the Property shall conform to the architectural standards attached hereto as Exhibit C.

7. Attached as Exhibits D-1 and D-2 are illustrations of the proposed development lotting and street patterns for the Property, which exhibits are submitted for information purposes only and are not to be incorporated into any resulting ordinance.

8. The applicant is requesting this rezoning to allow the property to be developed for residential to support the existing retail uses in the vicinity.

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

10. The subject property is located on the north side of Collin McKinney Parkway, the south side of Stacy Road, and east of Alma Road, City of McKinney, Texas.

11. 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

RHR/mva  
671096

cc: Nicholas DiGiuseppe, Southbrook Investments, Inc.  
Brandon Johnson, Collin CR Wellness Communities, LLC