

GUGGENHEIM

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RETAIL REAL ESTATE PARTNERS, INC.
3000 INTERNET BOULEVARD, SUITE 570
FRISCO, TEXAS 75034
214 872 4000 OFFICE
214 872 4001 FACSIMILE

March 20, 2015

City of McKinney
Development Services Division
Planning Department
Attn: Samantha Pickett
221 N. Tennessee Street
McKinney, TX 75070

RE: Case No. 15-008Z Revised Letter of Intent

Dear Planning Department:

Guggenheim Real Estate Retail Partners, Inc. submits this Revised Letter of Intent taking into account the staff comments received March 19, 2015:

- The acreage subject rezoning area of property is 8.12 acres (the "Property");
- The existing zoning is PD- Planned Development Ordinance 98-11-59;
- The purpose of this request is to amend the existing PD- Planned Development Ordinance 98-11-59 to allow for a townhome development according to the concept plan attached hereto labeled "Townhome Concept Plan" using a base zoning of TH, Townhome District regulations, as outlined in Section 146-108 of McKinney Code of Ordinances with the following variance requests:
 - Reduction in minimum lot size to 2,200 square feet
 - Reduction in minimum lot width to 22 feet
 - Reduction in front yard and corner side yard setback to 10 feet
 - Tree requirement – one per lot (instead of two per lot)
- Exceptional quality has been shown in the following areas:
 - 100% masonry other than porch features (posts and lintels), box or bay windows, and dormers and roof top screening elements on all townhomes

- Grand entry feature tower feature identifying the townhome development that will be 25 feet or less in height and 100% masonry material other than a metal roof surrounded with a cedar fascia
- Sidewalks with a minimum width of six feet on both sides of each public street providing greater pedestrian access and mobility
- The location of the property is south side of Eldorado Parkway, on the east side of Ridge Road, property ID number 2532455, a portion of Lot 2, Block A, of the Vigor-Eldorado Addition, in the City of McKinney, Collin County, Texas;
- Current metes & bounds is attached to this letter of request
- The elevations and lot layout exhibit heretofore submitted are for informational purposes only
- All correspondence for this project should be directed to all of the following parties:
 - Kyle Gibson, Guggenheim Retail Real Estate Partners, 214-872-4000, kyle.gibson@guggenheimpartners.com
 - Angel Robinson, Guggenheim Retail Real Estate Partners, 214-872-4000, angel.robinson@guggenheimpartners.com
 - Robert Roeder, Abernathy Roeder Boyd & Hullett, PC, 214-544-4000 rroeder@ABERNATHY-LAW.com
- Please confirm that this matter will be on the Planning & Zoning Commission agenda for 4/14/2015.

Thank you in advance for your consideration. Should you need additional information to process this application, feel free to contact myself, Kyle Gibson at 214-872-4000, and/or Bob Roeder at 214-544-4003.

Sincerely,



Angel Robinson
Pre-development Director