

Received by the Planning
Department on 10.7.2011

IBG Adriatica Holdings, Inc.

6991 Stonebridge Drive
McKinney, Texas 75070
972-562-0231

Date: October 7, 2011

To: Mr. Michael Quint
City of McKinney
221 N. Tennessee Street
McKinney, TX 75069

Re: Lot 2R, Block C- The Harbor at Adriatica
SEC Adriatic Parkway @ Mediterranean Drive

Dear Mr. Quint,

The subject property is located 350 feet south of Virginia Parkway on the East side of Mediterranean Parkway.

The total lot consists of 4.324 acres.

The current zoning is:

PD# 2005-02-017

PD# 2006-09-104

PD# 2010-11-052

The proposed use of Office, Retail, Restaurant, Hotel and Residential is allowed under this zoning.

The request for Rezoning is to allow for an update to the currently approved Site Plan for development of mixed use buildings consisting of Office, Retail, Restaurant, Hotel and Residential units. The total square footage of buildings (including the existing Bella Donna Chapel) would be 206,161 square feet. The maximum number of dwelling units will be 46.

We are also requesting that site plans and elevations be approved at staff level rather than at a City Council level.

We are requesting that the Architectural Review requirement for a score of 85 be lowered to 75.

Finally, we are requesting that the proposed Zoning Exhibit satisfy the requirements for a General Development Plan.

Please accept this Rezoning application and request for consideration on the October 25, 2011, Planning and Zoning Commission Meeting and the November 15, 2011, City Council Meeting.

If you have any questions regarding the above items, or need any information, please contact myself at 214-725-0740.

Sincerely,

George C. Fuller