

# MEGATEL HOMES III, LLC.

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September 9, 2014

Planning Department  
City of McKinney, Texas  
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ORIGINAL BY COURIER  
DUPLICATE BY ELECTRONIC DELIVERY

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RE: Zoning Case 14-148Z Request for a 19.855 Acre (Corrected) Tract of land located along the west side of Bois D'Arc Road at Crowe Lane, south of University Drive (U.S. Hwy 380) in the City of McKinney, Collin County, Texas.

Please accept this letter to clarify the above referenced Zoning Request in accordance with City Council action at the Public Hearing held on August 19, 2014. The Application remains for a Base Zoning of RS-45 under a PD District with the following specifications:

- A. A Concept Plan (attached) with a maximum allowable 86 lots of a "typical" size of 50' wide by 115' deep with a "Median" area of all lots at 5,879 square feet and an "Average" lot area of 6,249 square feet which equates to a project density of 4.26 homes per acre.
- B. The attached Concept Plan will be further developed to conform to the City requirements of a Preliminary Plat.
- C. Architectural Guidelines in accordance with the attached proposed standards.

Thank you for your consideration of these additional requirements for this Application.

For Megatel Homes III, LLC.

/s/ *Don R. Plunk*

Don R. Plunk

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