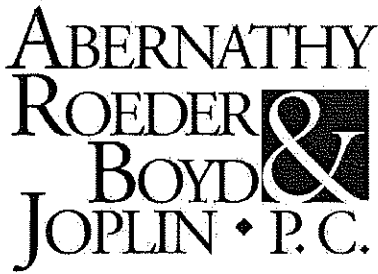


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By Kathy Wright at 10:46 am, Nov 09, 2012



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ATTORNEYS AT LAW

ROBERT H. ROEDER
Qualified Mediator

rroeder@abernathy-law.com
Direct Dial 214.544.4003

November 6, 2012

Mr. Anthony Satarino
McKinney Planning Department
221 N. Tennessee Street
McKinney, Texas 75069

Re: No. 12-163Z
Second Amended Letter of Intent for Rezoning of approximately 5.5 acres out of Lot 2R, Block A, Action Two Addition, City of McKinney, Texas (the "Property")

Dear Anthony:

On behalf of the applicant, Churchill Residential, I am submitting this second amended letter of intent in Case No. 12-163Z to provide for the rezoning of the Property described above.

The original application was for approximately 6.67 acres out of Lot 2R, Block A; however, after careful study, the applicant reduced the number of acres covered by the application to approximately 5.5 acres as shown on the minor replat attached to the first amended application. The applicant understands that prior to action on this rezoning request by the City Council a metes and bounds description of the Property covered by this amended application must be submitted to staff.

The Property currently has a base zoning provided by PD Ordinance 1452 of RG-18 (the successor to RG-15) and the applicant desires to continue that base zoning to allow a senior independent living facility (the "Facility") with the following restrictions and development standards:

1. Occupancy of the Facility shall be restricted to persons age 55 or older without children.
2. The Facility shall provide transportation services, as well as recreational/enrichment/socialization activities, for its residents; no on-site health supervision or related care for residents is required.
3. The maximum number of units allowed on the Property shall be 160, which units may be individually metered.

Mr. Anthony Satarino

November 8, 2012

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4. The maximum height of the Facility shall be four (4) stories.
5. The number of parking spaces to be provided shall be one (1) per unit and no less than 50% of those parking spaces shall be covered or enclosed.
6. Garages and covered parking shall be allowed in areas up to 10 feet of each side yard and in areas up to 20 feet of each front and rear yards.
7. The minimum landscape buffer for front and rear yards shall be 20 feet; the minimum landscape buffer for side yards shall be 10 feet. Perimeter trees shall be planted on 30 foot centers; however, the required minimum number of perimeter trees in the front yard may be grouped instead of spaced.
8. All exterior walls of the Facility that are not located within a courtyard shall consist of no less than 85% brick, stone, synthetic stone or stucco; the balance may consist of hardiplank, metal, wood or other exterior material approved by the City staff.
9. Six (6) foot high masonry screening walls shall not be required along the side and rear property lines.

After you have had an opportunity to review this second amended letter of intent, if you have questions, please give me a call.

Thanks in advance for your assistance.

Yours truly,



Robert H. Roeder

cc: Mr. Brad Forslund
Mr. Tony Sisk