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May 27, 2014

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

Re: Second Revised Letter of Intent supporting request for a zoning change for 25.631 acres out of the 49.23 acre tract known as Cooper Life located in the Craig Ranch Development in the City of McKinney, Collin County, Texas, by amending Ordinance No. 2006-11-132

Dear Planners:

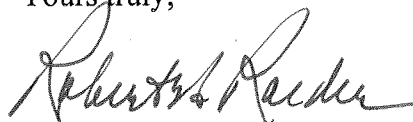
This second revised letter incorporates the application for a zoning change submitted by Southbrook Investments, Inc. on behalf of the owner, Collin CR Wellness Communities, LLC on January 13, 2014, together with the information contained therein which is recited again as follows:

1. The acreage of the subject property has been revised from 23.37 acres to 25.631 acres to include the 2.261 acre tract platted as Lot T-1 located adjacent to Alma Road. The revised Field Note Description is attached to this revised letter as Exhibit B and is shown on the Zoning Exhibit attached hereto as Exhibit A.
2. The existing zoning on the tract is PD - Planned Development Ordinance No. 2006-11-132 (the "PD").
3. The Property is subject to the REC – Regional Employment Center Overlay District, as modified by Ordinance No. 2006-11-132. The primary use of the Property, with the exception of that portion lying adjacent to Alma Road as shown on the revised Zoning Exhibit (the "Alma Road Property"), is single family detached and attached residential. The primary use for the Alma Road Property shall be REC commercial.
4. The Property shall be developed in accordance with the Development Regulations attached hereto as Exhibit C.

5. There are no other special considerations requested or required.
6. The subject property is located north of Collin-McKinney Parkway, south of Kickapoo Drive, east of Dr. Kenneth Cooper Drive and west of Alma Road, in the area known as Cooper Life.
7. 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

cc:

Southbrook Investments, Inc.
Collin CR Wellness Communities, LLC

EXHIBIT C
DEVELOPMENT REGULATIONS

The Zoning Exhibit divides the Property into two tracts, “single family residential” and “commercial”. In the event of conflict between the Zoning Exhibit and these Development Regulations, these Development Regulations shall prevail. Where these Development Regulations are silent, Chapter 146 (Zoning Regulations) of the City of McKinney’s Zoning Ordinance shall apply.

1. Single Family Residential Development Standards

- a. The single family residential tract, shown on the attached Zoning Exhibit, shall develop in accordance with the *Area and bulk regulations* for Single Family Detached Standard Lot or Single Family Detached Small Lot of the REC Neighborhood Zone.
- b. The maximum density for the single family residential portion of the Property shall be 6.0 units per net acre.

2. Commercial Development Standards

- a. The commercial tract, shown on the attached Zoning Exhibit, shall develop in accordance with the *Area and bulk regulations* for Commercial Uses and Mixed-Use Buildings of the REC Neighborhood Zone.
- b. All uses permitted within the REC Commercial District of the REC Schedule of Uses shall be allowed on the commercial tract.