

ATTORNEYS AT LAW

ROBERT H. ROEDER
Qualified Mediator

rroeder@abernathy-law.com
Direct Dial 214.544.4003

July 17, 2014

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

Re: First Amended Letter of Intent supporting request for a zoning change for 5.448 acres in the Elias Alexander Survey, Abstract 18, in the City of McKinney, Collin County, Texas

Dear Planners:

This First Amended Letter of Intent revises the application for a zoning change and the original letter of intent submitted by me on behalf of the owner, VCIM Partners, L.P., a Texas limited partnership, on June 23, 2014, together with the information contained therein as follows:

1. The acreage of the subject property remains 5.448 acres as described in the Metes and Bounds description attached to the application.
2. The existing zoning on the tract is PD - Planned Development Ordinance No. 03-05-050 and PD – Planned Development Ordinance No. 2001-02-017 (collectively, the “PDs”).
3. The Applicant requests that the Property be zoned PD – Planned Development incorporating the permitted uses and development regulations of the SO – Suburban Office District and shall not be subject to the rules and regulations of the “REC” – Regional Employment Center Overlay District.
4. To support the PD prerequisite of exceptional quality, the applicant proposes that the exterior elevations of the office buildings to be constructed on the Property generally conform to the elevations attached hereto as Exhibit A, which elevations significantly exceed the minimum architectural standards required under Section 146-139(l) of the City’s Comprehensive Zoning Ordinance for Other non-residential uses in non-industrial districts.

5. There are no other special considerations requested or required.
6. The subject property is located east of Custer Road, on the south side of Collin McKinney Parkway.
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

Robert H. Roeder

648570v2
cc: VCIM Partners, L.P.
Cloudloft Investments, L C

EXHIBIT A



Zoning Exhibit

