

ABERNATHY
ROEDER &
BOYD
JOPLIN • P.C.

1700 Redbud Boulevard, Suite 300 • P.O. Box 1210 • McKinney, Texas 75070-1210
Metro 214.544.4000 • Fax 214.544.4044

ATTORNEYS AT LAW

ROBERT H. ROEDER
Qualified Mediator

rroeder@abernathy-law.com
Direct Dial 214.544.4003

December 15, 2014

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

Re: Letter of Intent supporting request for meritorious exception to architectural standards for Provence Development contained in Section 146-139 of the City's Code of Ordinances covering approximately 10.168 acres at 3070-3078 Alma Road, Craig Ranch, McKinney, Collin County, Texas owned by Texas North Residential, LLC (the "Property")

Dear Planners:

This letter accompanies the application for a meritorious exception to architectural standards submitted by me on behalf of the owner, Texas North Residential, LLC on December 15, 2014.

1. The current architectural standards for improvement on the subject Property are controlled by Section 146-139(1)(3)(a) of the City's Code of Ordinances because the structures are attached townhomes rather than single family detached structures.
2. The exterior elevations of the improvements meet all requirements under Section 146-139(1)(3)(a) except for the requirement that each wall be finished with at least 85% masonry materials which are restricted to brick, stone and/or synthetic stone. The owner proposes to use 100% stucco for the exterior elevations of the structures, with the exception of frames around the doors and windows, facia treatments and minor architectural elements, as indicated on the elevation drawings and shown on the renderings, all of which are attached hereto.
3. The applicant submits that the use of stucco in conjunction with the architectural style of the improvements is the most appropriate exterior material creating a Mediterranean or French coastal look. The applicant also submits that traditional stucco is durable, colorfast and will result in

a positive contribution to the visual environment, all of which are compelling reasons for the approval of this meritorious exception request.

4. The applicant further submits that the use of this material as requested herein will not have an adverse or negative impact on surrounding property use or property values and is not requested as a cost-savings measure.

5. The applicant requests an appearance before the Planning and Zoning Commission at the earliest possible date.

Yours truly,

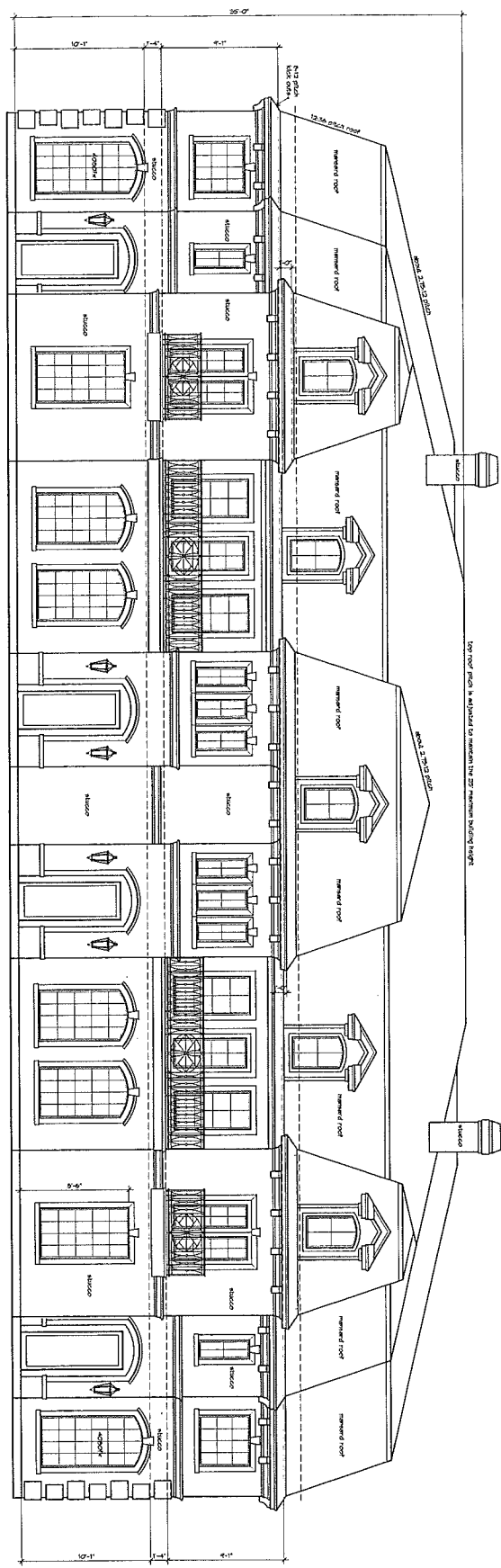
A handwritten signature in black ink, appearing to read "Robert H. Roeder", with a long horizontal flourish extending to the right.

Robert H. Roeder

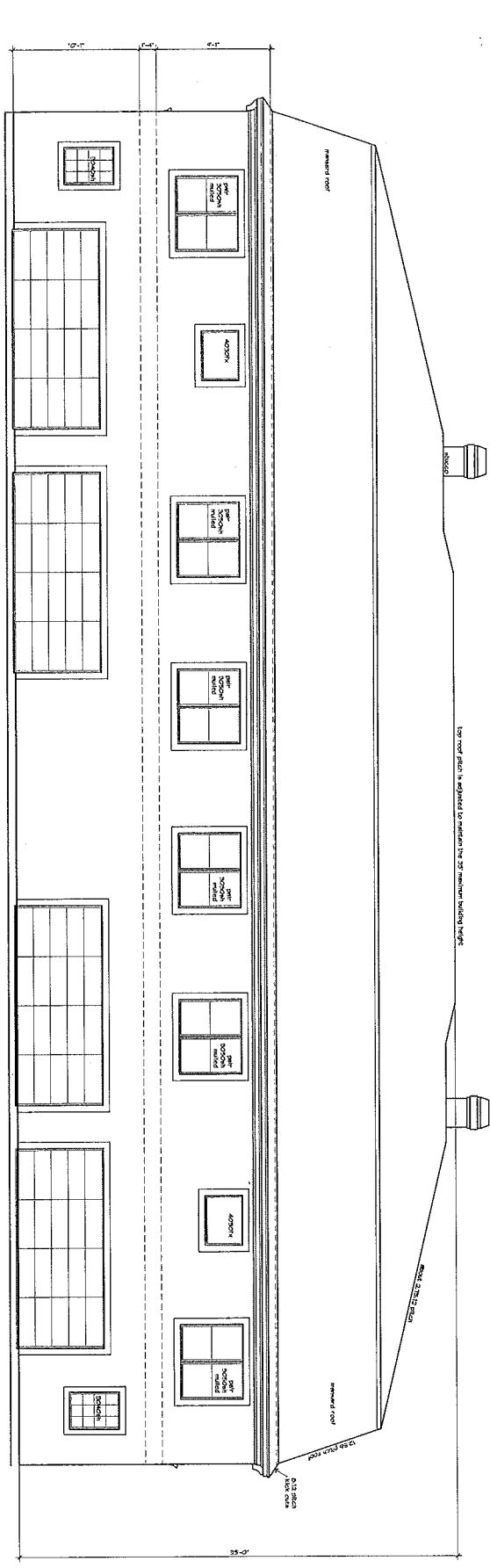
659392

cc: Colin Ashcroft

FRONT ELEVATION
SCALE 3/4" = 1'-0"



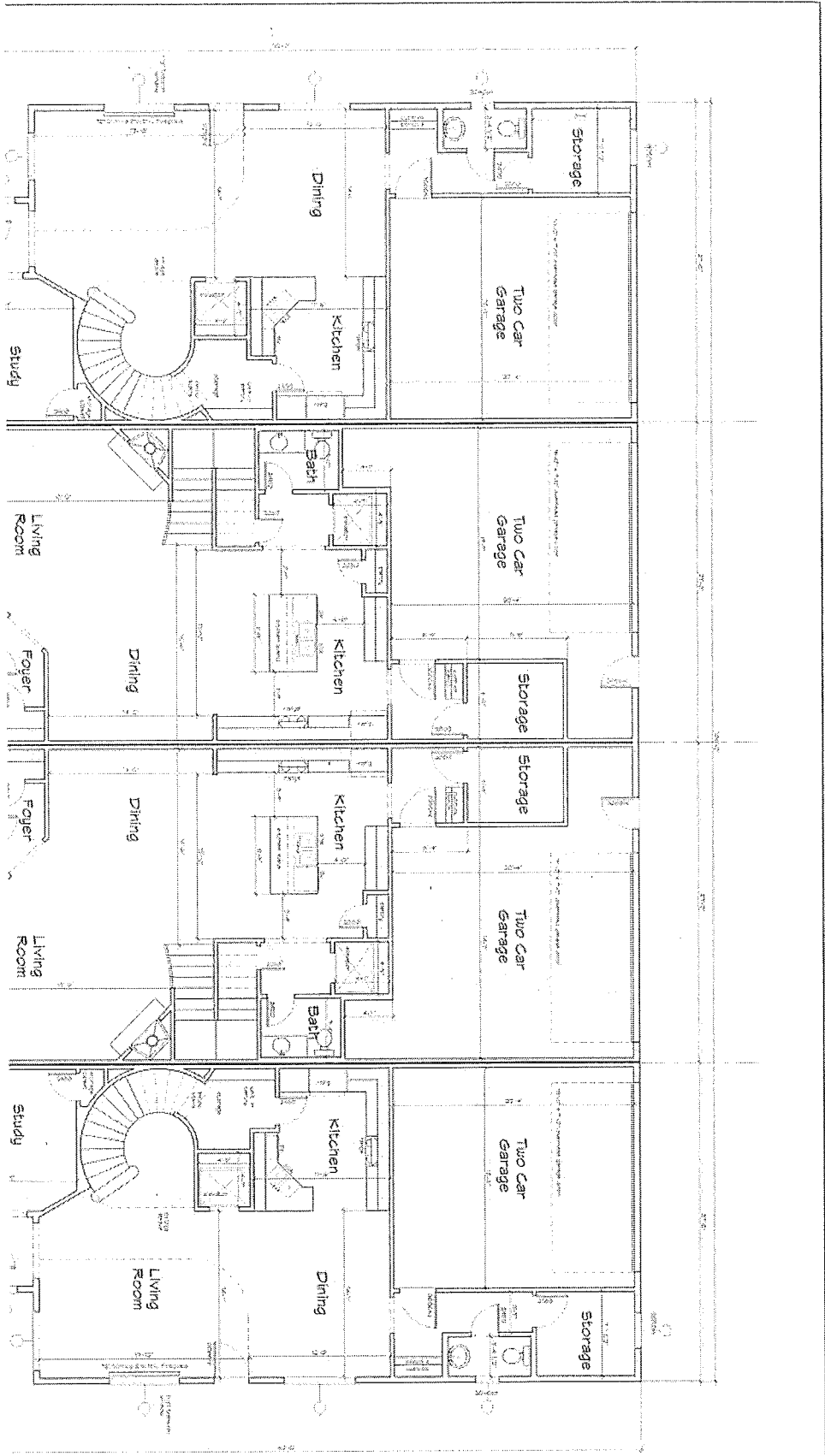
REAR ELEVATION
SCALE 3/4" = 1'-0"




 Design No.: **PR101M**
 1/14/11


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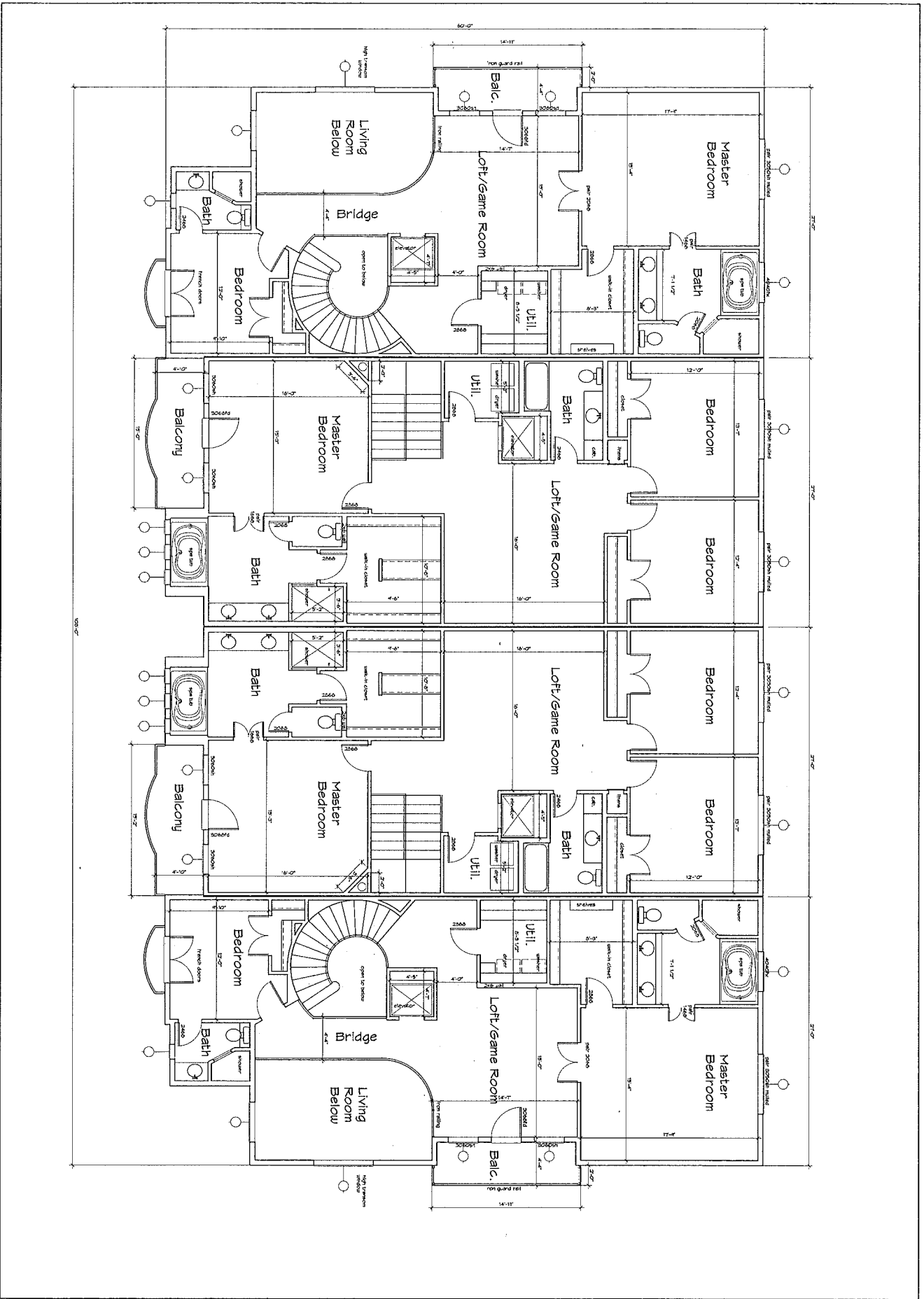
imes
as

Builder's name
telephone number
city & state



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02
 PRELIM
 Design No.:
 Sheet:

Provence Townhomes
 Side Side Unit
 McKinney, Texas

Builder's name
 telephone number
 city & state

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