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ATTORNEYS AT LAW

ROBERT H. ROEDER
Qualified Mediator

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Direct Dial 214.544.4003

April 14, 2015

Ms. Samantha Pickett
City of McKinney Planning Department
P.O. Box 527
McKinney, Texas 75069

Re: Case No. 14-151Z3
Response to Staff's Comments on Revised Letter of Intent for Hidden Lakes

Dear Samantha:

This letter is in response to the staff comments received today and is intended to supplement the Revised Letter of Intent dated April 10, 2015, previously sent to the City staff.

The location of the wall shown on the exhibit accompanying the staff comments is correct.

I have attached as Exhibit A the form of Disclosure Letter which we propose be added to the ordinance and required to be provided to home purchasers within the area designated in the Revised Letter of Intent.

To meet the exceptional quality requirement, I point out the single-loaded streets adjacent to the central lake system and the large amount of open space. In addition, my client is willing to adopt the single family architectural standards attached hereto as Exhibit B.

If you have further questions, please call or email me. Also, please confirm that this item will be placed on the City Council agenda for May 5, 2015.

Yours truly,



Robert H. Roeder

cc: Dean Eldridge

669000

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April 10, 2015

Ms. Samantha Pickett
City of McKinney Planning Department
P.O. Box 527
McKinney, Texas 75069

Re: Case No. 14-151Z3
Revised Letter of Intent for Hidden Lakes

Dear Samantha:

On behalf of the owner, 380 Holdings LLC, please accept this Revised Letter of Intent for the rezoning of the approximate 59.82 acres located on the south side of U.S. Highway 380, west of Custer Road.

The last revised letter of intent submitted for this property requested that 12.81 acres located adjacent to U.S. Highway 380 be zoned C-2 Local Commercial District and 47.01 acres to the south be zoned for SF-5 Single Family residential; the zoning of each tract to be "straight" zoning. Accompanying that revised letter of intent was a concept plan for illustration purposes only.

In light of the discussion at the City Council hearing on November 18, 2014, and the information contained in that certain No Hazard Determination letter from the FAA (2014-ASW-9039-OE) relating to maximum building heights, I respectfully request that this case be converted from a straight zoning case to a planned development case to address the following particulars only:

- a. the subject property develop in general accordance with the Zoning Concept Plan heretofore submitted;
- b. the portion of the subject property identified on the Zoning Concept Plan as "Retail Commercial" conform to the permitted uses and development standards for C-2, Local Commercial district, under Section 146-112 of the City's Comprehensive Zoning Ordinance;

Ms. Samantha Pickett

April 10, 2015

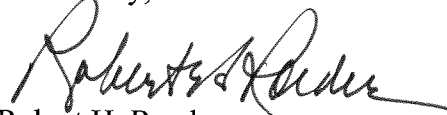
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- c. the balance of the subject property conform to the permitted uses and development standards for SF-5, Single Family Residential district, under Section 146-106 of the City's Comprehensive Zoning Ordinance;
- d. the developer erect an 8 foot tall precast masonry wall (the "Wall") along the common boundary line of the subject property and Aero Country extending from the southwest corner of the subject property and continuing north along the common boundary line to the southeast corner of Lot 1R of the Bell 380 Partners Addition, an addition to Collin County, Texas, the plat thereof being filed as Collin County Clerk's No. 0027871, with no gates or other openings therein;
- e. the maximum height of any building located on a lot immediately adjacent to the Wall will be 31 feet; and
- f. the initial purchaser of each residence located immediately adjacent to the western boundary line of the subject property and extending 500 feet immediately to the east be required to acknowledge receipt of the letter attached hereto as Exhibit 1 advising such resident that his/her home is located in an area that is immediately adjacent to Aero Country airport.

The Zoning Exhibit and other information submitted in this case, not otherwise in conflict herewith, are readopted with this revised letter of intent.

I appreciate your assistance with this revised request. Please confirm that it will be placed on the City Council agenda for May 5, 2015.

Yours truly,



Robert H. Roeder

cc: Dean Eldridge
Eric Morgan
Curtis Young