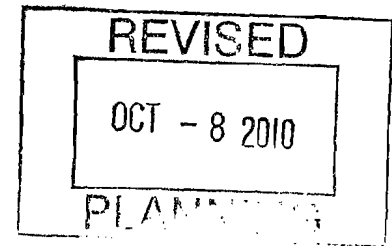




J. VOLZ CONSULTING, INC.

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October 8, 2010

Michael Quint
Senior Planner
Planning Department
City of McKinney
221 N. Tennessee Street
McKinney, Texas 75070

RE: Letter of Intent - The Retreat at Craig Ranch

Dear Michael,

As per the requirements of your Rezoning Request Guidelines, we are submitting this Letter of Intent for The Retreat at Craig Ranch. The purpose of this request is mitigate issues created by introducing single-unit dwellings to the plan. Single-unit dwellings are allowed by right under the current zoning. The proposed modifications are merely to address the configuration of the units and allow for some product flexibility during home construction.

SITE DATA

Subject Property Area: 33.89 acres
Current Zoning: PD ORD. Nos. 01-12-132, 05-11-124 & 06-04-045
Base Zoning District: MF-2
Project Location: Site has frontage on both Stacy Rd. and Custer Rd. and is approximately 860 feet east and 870 feet south of intersection of Stacy and Custer

PROPOSED DEVELOPMENT STANDARDS

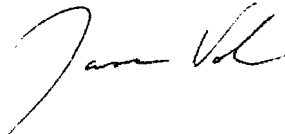
1. Parking - Two enclosed spaces shall be provided for each unit.
2. Driveways - Driveways shall have a minimum depth of 5 feet measured from the edge of the shared alley or firelane to the face of the garage. If the driveway depth is less than 18 feet for a particular unit, then two 9' x 18' parking spaces shall be provided. There shall be no requirement for a tree to be planted at the ends of the parking row.
3. Building Location and Orientation - Buildings shall be constructed in the general building pad locations shown on the zoning exhibit; however, actual floor plan, elevation, driveway location and garage location (including detached garages) shall be determined by homebuilder or developer at time of building permit application.
4. Building Separation - The minimum separation between buildings shall be 8 feet measured between foundations, except for the ordinary projections of window sills, belt courses, and other architectural features projecting not to exceed 12 inches into the separation area, and roof eaves projecting not to exceed 24 inches into the separation area. Separation between detached garages and other buildings may be less than 8 feet.

5. Masonry Requirement - Building exterior shall be a minimum of 65% masonry on each wall and 65% in total for each unit.
6. Window Restrictions - There shall be no restrictions on windows facing adjacent residential uses.
7. Site Plan Approval - Shall only require approval by the Planning & Zoning Commission; City Council action shall not be required.
8. Building Setbacks - 35 feet along Stacy Road and Custer Road frontages; 25 feet along south property line; 20 feet along other property lines.
9. Landscaping - For one-unit buildings, one 3-inch caliper canopy tree shall be planted on each building pad.

Per our prior discussions, we understand that this case will be considered by the Planning & Zoning Commission on October 26th and City Council on November 16th. We thank you for your ongoing assistance with this project. Please contact me if you have questions or require additional information.

Sincerely,

J. VOLK CONSULTING, INC.



Jay Volk, P.E.
President

cc: Bret Pedigo, Carwin Advisors