

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

July 2, 2013

Ms. Samantha Gleinser
City of McKinney
Planning Department
221 N. Tennessee Street
McKinney, Texas 75069

Re: Revised Letter of Intent supporting request for a zoning change for 24.049 acres in the Elias Alexander Survey, Abstract No. 0018, City of McKinney, Collin County, Texas
Case # 13-103Z

Dear Ms. Gleinser:

Pursuant to our discussions, I herewith submit this revised letter of intent on behalf of the owner, McKinney Seven 50, LP, a Texas limited partnership.

1. The acreage of the subject property is 24.049 acres as shown on the general site plan which accompanied the application.
2. The existing zoning on the tract is PD – Planned Development Ordinance No. 2001-02-017.
3. The Property is presently not subject to the REC development guidelines.
4. The applicant is requesting zoning for the tract to amend the PD to provide that all structures within the Property shall be developed in accordance with the “REC” – Regional Employment Center Overlay District, Neighborhood Zone and shall conform to the requirements of either Single Family Detached Standard Lot with Front Access or Single Family Detached Small Lot, except for the following:
 - Front porches on residential buildings shall not be required;
 - Finished first floor elevations of at least two (2) feet above the finished surface grade of the lot at the front door shall not be required;

- Attached garages accessed by driveways from the front of the house shall be set back at least five (5) feet from the front façade of the house;
- Side yard dimensions for single family detached standard lots with front access shall be a minimum five (5) feet, except on corner lots which shall have a minimum side yard adjacent to the street no closer than the front build-to line of that lot;
- Side yard dimensions for single family detached small lots centered on lots shall be a minimum of five (5) feet, with zero side yards permitted provided there is at least ten (10) feet of separation between buildings, and the minimum side yard at corner adjacent to the street no closer than the front build-to line of that lot; and
- There shall be no lot coverage maximum.

5. There are no other special considerations requested or required.

6. The subject property is located north of Collin McKinney Parkway with west boundary on Custer Road and north boundary on Tour Drive.

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

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cc: McKinney Seven 50, LP