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Qualified Mediator

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May 26, 2015

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

Re: Third Revised Letter of Intent supporting request for a zoning change concerning 54.58 acres in the George F. Lucas Survey, Abstract 540, at Craig Ranch, City of McKinney, Collin County, Texas (“Stacy 54”)

Dear Planners:

This third revised letter of intent accompanies the application for a zoning change submitted by me on behalf of the two owners, Frisco Independent School District and LCGCR1, LP, a Texas limited partnership, on January 12, 2015 (the “Application”), and is intended to address the comments provided by the members of the Planning and Zoning Commission at its meeting of February 10, 2015 and the recommendations of the Planning Staff relating to the proposed REC Land Use Plan.

This revised letter of intent incorporates the information contained in the Application which is recited again as follows:

1. The total acreage of the subject property is 54.58 acres as described in the Field Note Description attached to the application.
2. The existing zoning on the tract is PD - Planned Development Ordinance No. 2002-03-019 (the “PD”).
3. The Property is subject to the Regional Employment Center Overlay and its corresponding development guidelines.

The proposed rezoning of the subject property is Planned Development according to the Zoning Exhibit attached hereto as Exhibit A and the following described land uses:

1. A minimum of four and one-half (4.5) acres of the subject property oriented toward Stacy Road and located generally as shown on the Zoning Exhibit will be developed as C-1 Neighborhood Commercial according to the development regulations applicable thereto contained or referenced in Section 146-111 of the McKinney Comprehensive Zoning Ordinance;

2. The balance of the subject property may be developed under the REC Overlay Neighborhood guidelines for single family detached small lot with the following modifications:

- a. the minimum lot area will be 4,000 square feet;
- b. there will be no maximum lot width;
- c. front parking will be allowed except on lots having a width of less than 50 feet which will be required to have alley parking; and
- d. all primary residential structures will conform to the exterior architectural standards attached hereto as Exhibit B.

The applicant submits that those exterior architectural standards will satisfy the exceptional or innovative quality requirement for the PD zoning.

A proposed lotting concept plan is attached hereto as Exhibit C and is submitted for **informational purposes only**.

There are no other special considerations requested or required.

The applicant requests to be placed on the agenda for 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 Third Revised Letter of Intent, please contact me.

Yours truly,

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

Robert H. Roeder

671195

cc: James E. Robertson
Richard Wilkinson