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February 15, 2017

Planning Department
City of McKinney
221 N. Tennessee St.
McKinney, Texas 75069

Re: Revised Letter of Intent supporting request for a zoning change for approximately 47.004 acres in the Greens of McKinney, Sections 2 and 3, in the City of McKinney, Collin County, Texas (the "Property")

Dear Planners:

This revised letter accompanies the application for a zoning change submitted by me on behalf of the owner, McKinney Fairways, LLC, a Texas limited liability company, on October 24, 2016, and incorporates the information contained herein which is recited again as follows:

1. The acreage of the Property is 47.004 acres as described in the metes and bounds description attached to the application and as shown on the Zoning Exhibit attached hereto as Exhibit A.
2. The existing zoning on the Property is PD – Planned Development District under Ordinance No. 1531, Ordinance No. 98-04-25, Ordinance No. 99-07-052, Ordinance No. 2000-11-093, and Ordinance No. 2002-05-051 (together, the "PDs").
3. The applicant requests that the Property be rezoned to PD-Planned Development District for single-family detached, townhome and amenity center.
4. According to current information, the Property is not subject to any covenants, conditions or restrictions.
5. The applicant requests that the Property be allowed to be developed according to the proposed revised Regulations attached hereto as Exhibit B.
6. A revised preliminary Concept Plan is attached hereto as Exhibit C for informational purposes only.
7. The former Greens of McKinney golf course is being partially redeveloped for residential uses and partially as permanent public open spaces. As is peculiar to redevelopment

sites, redevelopment has many challenges to accommodate or mitigate existing neighboring uses, encroachments, easements and the myriad of physical constraints such properties possess. This property is envisioned to become a catalyst to the McKinney Gateway by attracting the investment of homeowners to create demand for the educational, employment and commercial uses desired by the City and the EDC in the Gateway. Currently, no homeowners live proximate to the Gateway. While compact on 47 acres, the project requires a PD to include different residential types to serve a range of population and homeowner choices that do not exist in this part of the City. The proposed development sets aside a large component of the 47 acre tract as open space, both as natural creek corridor and as programmed usable common areas interspersed among the residences.

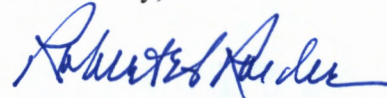
The PD allows for the mix of three different residential types, two detached residential categories and one attached or townhouse category. While the City mandates minimum standards for TH, architectural standards are not mandated for single family development. The PD mandates a high level of architectural detail to all residences to achieve a consistent high quality development among the various types of residences envisioned. Among the architectural standards incorporated into the PD are front porch and similar "gifts to the street" elements, masonry standards on all elevations, screening requirements for mechanical equipment. In addition, single family residences must incorporate architectural features from a nine item list. The PD allows for a mix of housing types to be located within one creative and cohesive community and often sharing the same street. A comprehensive open space system and an amenity center link the community together.

8. The subject Property is located along the south side of Stewart Road, east of Medical Center Drive and northwest of Spur 399/S.H. 5.

9. 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 revised Letter of Intent, please refer to the application previously filed.

Yours truly,



Robert H. Roeder

RHR/mls

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cc: Wilbow Corporation, Inc.

EXHIBIT A

EXHIBIT B

EXHIBIT B
REGULATIONS

I. Permitted Uses.

- A. Detached single family residential uses both front entry and served by alley;
- B. Townhomes; and
- C. Amenity center and related uses for a single family residential development.

II. General Concept Plan.

- A. The Property shall develop generally in accordance with the General Concept Plan attached hereto as Exhibit "A".

III. Maximum Number of Units.

- A. The maximum number of dwelling units for single family detached and townhome combined will be 200.

IV. Single Family Detached Regulations.

- A. Space Limits for Detached Single Family Lots less than 50'.
 - 1. Minimum lot width: 30';
 - 2. Minimum lot depth: 85';
 - 3. Minimum lot area: 2,550 sq. ft.;
 - 4. Front build-to line: 10', with the ability to encroach up to 5' for balconies, covered porches, stoops and similar architectural structures associated with the main dwelling unit;
 - 5. Lots will be alley-served
 - 6. Rear yard setback: 8';
 - 7. Minimum side yard setback: Houses will be situated on a lot either as an offset or a centered configuration with a minimum of six (6) feet of separation provided between buildings. For houses offset on lots, the minimum side yard setback on one side may be one (1) foot as long as a minimum of five (5) feet of side yard has been provided on the opposite side yard. For houses centered on lots, the minimum side yard setback will be five (5) feet, unless a side yard fence is prohibited in which event the minimum side yard setback will be three (3) feet. All ground level heating, ventilation, and air conditioning equipment shall not be permitted in a side yard that results in less than six (6) feet clear between adjacent structures;
 - 8. Minimum side yard at corner: Five (5) feet (except where otherwise warranted to maintain sight visibility requirements as determined by the City Engineer). If an adjacent lot is fronting onto the same street, the side yard at corner will be no less than the front build-to line of the adjacent lot; and
 - 9. Maximum Building Height: 35 feet.
- B. Space Limits for Detached Single Family Lots 50' or greater.
 - 1. Minimum lot width: 50';
 - 2. Minimum lot depth: 100';

3. Minimum lot area: 5,000 sq. ft.;
 4. Front build-to line:
 - a) 10', with the ability to encroach up to 5' for balconies, covered porches, stoops and similar architectural structures associated with the main dwelling unit;
 - b) Garage doors shall be set no less than 20' from the property line.
 6. Rear yard setback: 8';
 7. Minimum side yard setback: Houses will be situated on a lot with a centered configuration with a minimum of six (6) feet of separation provided between buildings. All ground level heating, ventilation, and air conditioning equipment shall not be permitted in a side yard that results in less than six (6) feet clear between adjacent structures;
 8. Minimum side yard at corner: Five (5) feet (except where otherwise warranted to maintain sight visibility requirements as determined by the City Engineer). If an adjacent lot is fronting onto the same street, the side yard at corner will be no less than the front build-to line of the adjacent lot; and
 9. Maximum Building Height: 35 feet.
- C. Architectural Standards for Primary Structures.
1. Front elevations shall consist of no less than eighty percent (80%) masonry materials including, but not limited to, brick, stone, synthetic stone or stucco, with the balance in lap siding (lap siding may include but not be limited to wood or cementitious fiber lap siding, but does not include vinyl lap siding or sheet siding fabricated to look like wood lap siding). No more than fifty percent (50%) of this elevation shall be finished in stucco;
 2. Side elevations shall consist of no less than seventy-five percent (75%) masonry materials including, but not limited to, brick, stone, synthetic stone or stucco, with the balance in lap siding (lap siding may include but not be limited to wood or cementitious fiber lap siding, but does not include vinyl lap siding or sheet siding fabricated to look like wood lap siding). No more than fifty percent (50%) of this elevation shall be finished in stucco;
 3. Rear elevations shall consist of no less than fifty percent (50%) masonry materials including, but not limited to, brick, stone, synthetic stone or stucco, with the balance in lap siding (lap siding may include but not be limited to wood or cementitious fiber lap siding, but does not include vinyl lap siding or sheet siding fabricated to look like wood lap siding).
 4. All single family residential structures shall incorporate at least three (3) of the following elements:
 - a) No pitched front roof plane with a horizontal length longer than twenty (20) feet exists;
 - b) A minimum of three (3) offsets in the front façade measuring at least two (2) feet deep are provided or a minimum of one (1) offset in the front façade measuring at least six (6) feet is provided;
 - c) The structure features an articulated front entrance through the use of lintels, pediments, keystones, pilasters, arches, columns, or other similar architectural elements;

- d) At least one (1) dormer is provided for each roof plane over five hundred (500) square feet in area that faces a public street which must be appropriately scaled for the roof plane and is not be wider than the windows on the building elevation below;
- e) All shutters for windows facing a street will be operational or appear operational and in scale with the corresponding window;
- f) Exterior decorative lighting for the front door and above the garages are operational using photo cell;
- g) Floor surface of front porch is brick, stone or patterned or salt finished concrete;
- h) All ground level heating, ventilation, and air conditioning equipment is screened from view from the street on which the structure faces; or
- i) Roof is clay-tiled.

D. Fire Protection.

- 1. At the time of building permit, builders will comply with IRC regulations.

V. Townhome Regulations.

A. Space Limits for Townhome Lots;

- 1. Minimum lot width: 22’;
- 2. Minimum lot depth: 80’;
- 3. Minimum lot area: 1,760 sq. feet;
- 4. Minimum front yard setback: 10’ with the ability to encroach up to 5’ for balconies bay or box window projections, covered porches, stoops and similar architectural structures associated with the main dwelling unit;
- 5. Minimum rear yard setback: 8’;
- 6. Minimum driveway length: either 8’ to face of garage door or at least 18’ to face of garage door;
- 7. Minimum distance between buildings: 10’;
- 8. Minimum side yard at corner: 10’; and
- 9. Maximum height of structure: 35’.

B. Architectural Standards.

- 1. Exterior finish on each side of every townhome unit shall be one hundred percent (100%) masonry, with the exception of porch posts and lintels, box or bay windows and dormers;
- 2. Rooftop equipment shall be screened using either fiber cement board (hardi plank or hardi board) or architectural metal.

C. Open Space Requirement.

- 1. There must be at least ½ acre of usable open space for every 100 townhome lots; however, there shall be no minimum distance from each townhome lot to such open space as long as adequate pedestrian access is provided.

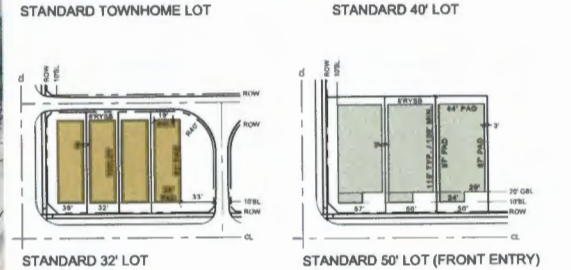
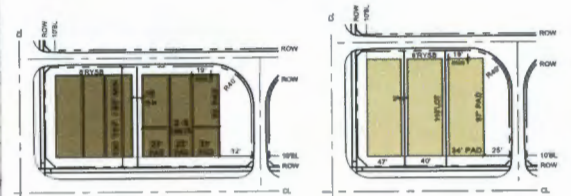
D. Fire Protection.

- 1. Townhomes shall be provided with an NFPA 13D residential sprinkler system.

VI. Miscellaneous.

- A. Balconies, covered porches, stoops, and other similar structures, if utilized, shall have a minimum free and clear depth of at least 4 feet. Such features are prohibited from encroaching in the side yard setback.
- B. Each detached residential lot less than 50' in width shall be required to provide at least 1 canopy tree in the front yard. All lots 50' or greater in width shall be required to provide at least 1 canopy tree in the front yard and 1 additional canopy tree on the lot. The placement of trees may not impede sight visibility. If a required tree conflicts with sight visibility requirements, the tree may be deleted or relocated to another appropriate area in the immediate vicinity, as determined by the Director of Planning.
- C. Townhome structures shall be required to provide trees on not greater than 30' centers.
- D. Each residential structure or unit will have a minimum of two (2) enclosed parking spaces on the lot.
- E. Parking for the Amenity Center shall be allowed within the right-of-way but outside of the normal paving width.

EXHIBIT C



Greens of McKinney
 McKinney, Texas
 February 13, 2017

Kimley»Horn

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