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By Kathy Wright at 12:51 pm, Jun 13, 2013

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June 11, 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 the staff comments in this matter dated June 4, 2013, 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 Single Family Detached Standard Lot with Front Access, 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 of ten (10) feet for the side adjacent to a street; and
- There shall be no lot coverage maximum.

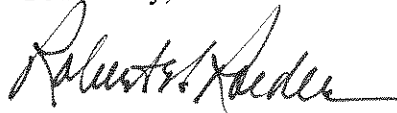
5. There are no other special considerations requested or required.

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