

April 21, 2014

Letter of Intent: (Resubmittal #1)

<u>Project:</u>	<i>Stacy Crossing</i>															
<u>DAA Job #</u>	13013															
<u>Applicant:</u>	Shelby Griffin, Dowdey, Anderson, and Associates for Jed Dolson, JBGL Capital, LP															
<u>Location:</u>	Southeast corner of Stacy Road and Alma Road															
<u>Acreage:</u>	101.690± acres															
<u>Existing Zoning:</u>	Agriculture “AG” w/ REC overlay district															
<u>Proposed Zoning:</u>	<i>Note: Base zoning listed below with REC Overlay District</i> Planned Development w/ the zoning districts: <table><tr><td>1. Neighborhood Center</td><td></td><td>approx. 11 acres</td></tr><tr><td>2. Single Family Detached</td><td>“SF2”</td><td>approx. 51.5 acres</td></tr><tr><td colspan="3">Standard Lot w/ Front access</td></tr><tr><td>3. Attached Single Family</td><td>“ASF”</td><td>approx. 16.5 acres</td></tr><tr><td>4. Multi-family Residential</td><td>“MF3”</td><td>approx. 22.5 acres</td></tr></table>	1. Neighborhood Center		approx. 11 acres	2. Single Family Detached	“SF2”	approx. 51.5 acres	Standard Lot w/ Front access			3. Attached Single Family	“ASF”	approx. 16.5 acres	4. Multi-family Residential	“MF3”	approx. 22.5 acres
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Purpose for Rezoning:

The goal in designing this development was to create a diverse, active neighborhood where residents are never more than a few blocks away from a park or civic space and where they have the luxury of a three minute drive to a specialty grocery store or coffee shop.

The overall development provides a variety of land uses that will complement each other due to their location on the site and the proximity to one another. The more intense land uses are along the Stacy Road and the intersection of Stacy Road and Alma Road. The land use intensity progress down the farther southeast one travels.

All major entrances into the neighborhood offer enhanced view corridors with a park or landmark feature is located at the roadway terminus. The attention to trails and open space was a priority when designing this neighborhood. Larger parkways are located along key residential streets to provide an internal trail system which would allow for easy access to the various parks. Also, a large green is located between the attached single family and neighborhood business zoning to provide for outdoor patios for restaurants, retail, and the like.

This neighborhood business land use is the smallest of all land uses in the development and is intended to be a mix of restaurants, retail, office, and a possible support services such as a service station or bank on the corner. These uses will be successful due to the support of the 90 acres of residential zoning.

Applicant: Shelby Griffin Date: April 21, 2014

Note: *All sign notification sign requirements have been completed and were submitted to the City of McKinney to comply with public notification requirements.*

Stacy Crossing

Additional Contacts:

*Please include the following individuals throughout the review process. Thank you.

Developer: Jed Dolson, JBGL Capital, LP
3131 Harvard Ave.
Dallas, TX 75205
Office: (214) 453-0629
jed@jbgl-capital-lp.com

Broker: David Hicks, David Hicks Company
2323 N. Houston St., Suite 704
Dallas, TX 75219
Office: (214) 720-9977
David@DavidHicksCompany.com

Samantha Pickett

Subject: FW: Stacy Crossing

From: Shelby Griffin [<mailto:sgriffin@daa-civil.com>]

Sent: Tuesday, May 20, 2014 10:49 AM

To: Steven Duong

Cc: Jed Dolson; David Hicks

Subject: RE: Stacy Crossing

Steven,

In reference to the signage that the developer will install with the development of the single family residential portion of Stacy Crossing:

If the multifamily residential use has not yet begun construction by the time construction commences in the Single Family Detached land use, the developer shall install signage at all three (3) of the proposed driveway locations for the multifamily land use, as shown on the Zoning Exhibit Concept Plan, whereas the signs shall be 3'x4' and list the approved maximum density and maximum height(s) regulations for the multifamily land use.

Let me know if you have any questions.

Thank you.

Shelby Griffin

Dowdey, Anderson, and Associates, Inc.

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From: Shelby Griffin [<mailto:sgriffin@daa-civil.com>]

Sent: Friday, May 16, 2014 2:44 PM

To: Steven Duong

Cc: Jed Dolson; David Hicks; Bill Anderson; Dave Retzsch

Subject: Stacy Crossing

Steven,

As Mr. Dolson stated in a previous email, the Stacy Crossing project is moving forward as is, however, we did modify the Concept Plan slightly by adding a note and showing the MF apartment buildings adjacent to Single Family as being a different color. The two Concept Plan's attached both include a note stating that buildings adjacent to single family will be 3-story. One of the exhibits shows the note under the note that you had previously added for P&Z.

Please modify development regulation #4 for the "Multifamily Residential" tract.

Proposed Development Regulation Modification: (if you need to re-word, that's alright).

Maximum Height: 4 Stories; except whereas Multifamily Residential buildings are located adjacent to Single Family Detached zoning the maximum height shall be limited to 3-Stories.

Also, I've updated the Letter of Intent and attached it as well.

If you have questions or need anything tweaked, let me know.

Thank you for your help and information over the past couple days.

Shelby Griffin

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