



June 16, 2015

Ms. Samantha Pickett  
City of McKinney  
Planning Department  
P.O. Box 527  
McKinney, Texas 75069

RE: Case #: 15-136Z Revised Letter of Intent for Hidden Lakes- supporting request for a zoning change concerning 59.82 acres in the J.R. Burrows Survey, Abstract 70, located on the south side of University Dr., (US 380), City of McKinney, Collin County, Texas.

Dear Samantha:

This letter is intended to revise the Letter of Intent previously submitted in regards to the application for a zoning change, submitted by us on behalf of the owner, 380 Holdings, LLC, on May 26, 2015, and intends to include the information contained therein, including:

1. The total acreage of the subject property is 59.82 acres as described in the metes and bounds description attached to the application and as shown on the Zoning Exhibit (Exhibit A) attached.
2. The existing zoning on the tract is PD-Planned Development Ordinance No. 2007-09-092, a PD generally for retail, office, and mini-warehouse uses; and a small portion of AG zoning.
3. The subject property is located on the south side of University Dr. (US 380), approximately ¼ mi. west of Custer Road.
4. The applicant requests that the Property be allowed to be developed, under the Planned Development regulations, for the following permitted uses as generally shown on the attached Zoning Exhibit (Exhibit A) dated 8 JUNE 15, as described as follows:

Tract 1: (11.72 acres) C-2 Local Commercial District.

Tract 2: (20.05 acres) TH- Townhome residential zoning district.

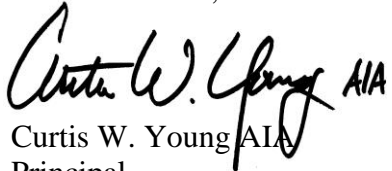
Tract 3: (28.05 acres) SF-5 Single Family Residential, with an achievable density of the gross area (28.05 acres) at 3.2 dwelling units per acre, or 89 total lots.

5. To meet the exceptional quality requirement, we intend to adopt the single-family standards for the SF-5 area, attached hereto as Exhibit B.
6. The developer, in agreement with the Board of Directors of the adjacent Aero Country Airport Property Owner's Association, will agree to the following provisions:
  - a) To address ACPOA safety-related concerns regarding the airport's operations, an 8' tall wall will be constructed along the 724' bordering the northeast corner of Aero Country airport (permanently leased by Aero Country Property Owners Association from Chihuahua Airport Properties) before construction of any residential structures in Hidden Lakes. The wall will be erected by the developer and be constructed of precast masonry with no gates or opening therein. The wall's surface that faces Aero Country will mimic the esthetics used in other parts of the development that face Hidden Lakes Development homeowners. Such wall will extend from the southwest corner of the subject property and continue north, approximately 724 feet, along the common boundary line to the southeast corner of Lot 1R of the Bell 380 Partners Addition, an addition to Collin County, Texas, the plat being filed as Collin County Clerk's No. 0027871, with no gates or openings therein.
  - b) No residential structure will be built within a restricted area extending a distance of 150 feet east from the location of wall described above where there will be no structures built for residential habitation, and in no case can there be structures more than 8 feet tall.
  - c) Developer(s) or successor developers, as well as the homeowners' association or successor homeowners associations representing Hidden Lakes are required to provide a notification letter to each purchaser or prospective purchaser of any property within Hidden Lakes conveying that: a) Hidden Lakes is located adjacent to Aero Country airport, which is an active, privately-owned, public-use airfield, b) Aero Country Airport is private property, and one should not access its property without permission, c) Aero Country Airport has no authority or jurisdiction over the flight path or altitude of airborne aircraft, and d) complaints regarding low-flying aircraft should be directed to the North Texas Flight Standards District Office of the FAA. Each succeeding homeowner will be compelled to divulge those same notifications to purchasers in perpetuity. Acceptance of any title or interest in any portion of Hidden Lakes, each owner, lessee, tenant and occupant of any property in Hidden Lakes, acknowledges the close proximity of the airport and accepts the hazards and annoyances (including noise and vibration) of the occupying property in the vicinity of an airport.
7. The purpose of this rezoning is to allow for the development of a high quality residential development, oriented around and focusing toward the existing lakes and open space on the property, while retaining the majority of the previously anticipated retail/ commercial uses along a portion of the US 380 frontage.

8. The requested P&Z agenda is: P&Z- June 23.

Please let me know if you need any additional information, have any questions, or would like to meet to discuss the proposal. We look forward to working with you.

Sincerely,  
SAGE GROUP, INC.

  
Curtis W. Young AIA  
Principal

CC:  
John Loftus  
Dean Eldridge  
Eric Morgan