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September 23, 2013

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

Re: Revised Letter of Intent supporting request for a zoning change for 3.747 acres in the W.H. Holiday and J.J. Driggers surveys, Abstract No. 385 and 274, City of McKinney, Collin County, Texas

Dear Planners:

This revised letter of intent supplements the application for a zoning change submitted by me on behalf of the owner, VCIM Partners, L.P., a Texas limited partnership, on September 9, 2013.

Pursuant to the staff comments, please find a revised Conceptual Site Plan attached as Exhibit A.

The balance of the information contained in the application remains as submitted and is recited again as follows:

1. The acreage of the subject property is 3.747 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 subject to the REC development guidelines, is in the Commercial-Employment Zone and the proposed use falls within the permitted uses for retail and office. The Property will be used primarily for weddings and receptions.
4. The applicant is requesting zoning for the tract to amend the PD to provide the following:

a. the Property shall be developed in accordance with the revised Conceptual Site Plan attached hereto as Exhibit A;

b. all structures on the Property shall be developed in accordance with the REC Commercial and Mixed-Use standards except where in conflict with the Conceptual Site Plan, in which event the Conceptual Site Plan shall control; and

c. the structures on the Property shall conform to the architectural elevations previously submitted.

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

6. The subject property is located at the southwest corner of Van Tuyl Parkway and TPC 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: VCIM Partners, LP

## EXHIBIT A

