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Qualified Mediator

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March 8, 2017

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

Re: Third Amended Letter of Intent for Zoning Case No. 16-249Z relating to approximately 8.636 acres situated in the George F. Lucas Survey, Abstract No. 540 and the John Phillips Survey, Abstract No. 718, in the City of McKinney, Collin County, Texas (the "Property")

Dear Planners:

This third amended letter accompanies the application for a zoning change submitted by me on behalf of the owner, VCIM Partners, LP, a Texas limited partnership, on August 15, 2016, and incorporates the information contained therein which is recited again as follows:

1. The total acreage of the Property is 8.636 acres.
2. The existing zoning on the Property is PD – Planned Development District Ordinance Nos. 2001-02-017 and 2008-06-054, and as amended, and REC – Regional Employment Center Overlay District.
3. The REC – Regional Employment Center Overlay District ("REC") permits residential development; however, the REC regulations for Single Family Detached Standard Lot with Front Access are silent regarding a rear yard setback resulting in the application of a 20' rear yard setback being imposed by the preceding PD No. 2001-02-017.
4. The applicant is seeking to develop front entry single family detached lots that would conform to the REC regulations, but with a reduction in the rear yard setback to 10'. Because the City no longer allows the adoption of the REC as a zoning category, the applicant requests that the Property be allowed to be developed in accordance with the regulations attached hereto as "Exhibit A", which mirror those in the REC for Single Family Detached Standard Lot with Front Access except for the addition of the 10' rear yard setback.

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5. The proposed regulations incorporate architectural standards for the residential buildings in order to create and insure an enhanced and aesthetically pleasing development.

6. The Property is located at approximately the northeast corner of Alma Road and Collin McKinney Parkway, Craig Ranch Subdivision, City of McKinney, Texas.

7. A zoning exhibit is attached hereto as "Exhibit B" and an illustrative concept plan is also submitted as "Exhibit C" for informational purposes only.

8. The applicant requests an appearance before the Planning and Zoning Commission and the City Council at the earliest possible dates.

Yours truly,



Robert H. Roeder

Enc.

2102298v3

cc: David Craig (VCIM Partners, LP)

Jim Tchoukaleff (Contour Real Estate & Development, LLC)

EXHIBIT A

EXHIBIT A
REGULATIONS

a. *Permitted Uses.*

- i. Detached single family residential uses

b. *Space Limits.*

- i. Minimum lot width: 50'; maximum lot width: 70'
- ii. Minimum lot depth: 90';
- iii. Minimum lot area: 5,000 sq. ft.;
- iv. Garage door setback: no less than 20' back from front property line;
- v. Front build-to line for remainder of front facade: no greater than 1/3 and no less than 1/10 the width of the average residential lot width along the street which shall be complied with by at least 80% of the linear footage of the buildings along the street block;
- vi. Rear yard setback: 10';
- vii. Side yard setback: a minimum of 5' (if a zero lot line product is to be constructed, a minimum building separation of 10' shall be maintained and the zero lot line side of each lot intended to accommodate such residential product shall be indicated on an approved record plat, minor plat, minor replat or amending plat);
- viii. Minimum side yard at corner: Five (5) feet (except where otherwise warranted to maintain sight visibility requirements as determined by the City Engineer); and
- ix. Maximum Building Height: 35' or 2 stories.

c. *Architectural Standards.*

- i. All primary structures for single family residential shall conform to the following architectural standards:
 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 (however, no more than 50% of this elevation shall be finished with 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);
 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 (however, no more than 50% of this elevation shall be finished with 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); and
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).
- ii. All primary structures for single family residential shall also incorporate at least three (3) of the following elements:
1. No pitched front roof plane with a horizontal length longer than twenty (20) feet exists;
 2. 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;
 3. The structure features an articulated front entrance through the use of lintels, pediments, keystones, pilasters, arches, columns, or other similar architectural elements;
 4. 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;
 5. All shutters for windows facing a street will be operational or appear operational and in scale with the corresponding window;
 6. Exterior decorative lighting for the front door and above the garages are operational using photo cell;
 7. Floor surface of front porch is brick, stone or patterned concrete;
 8. All ground level heating, ventilation, and air conditioning equipment is screened from view from the street on which the structure faces; or
 9. Roof is clay-tiled.

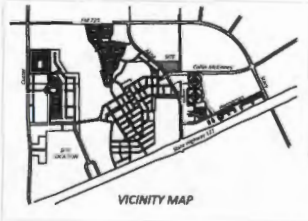
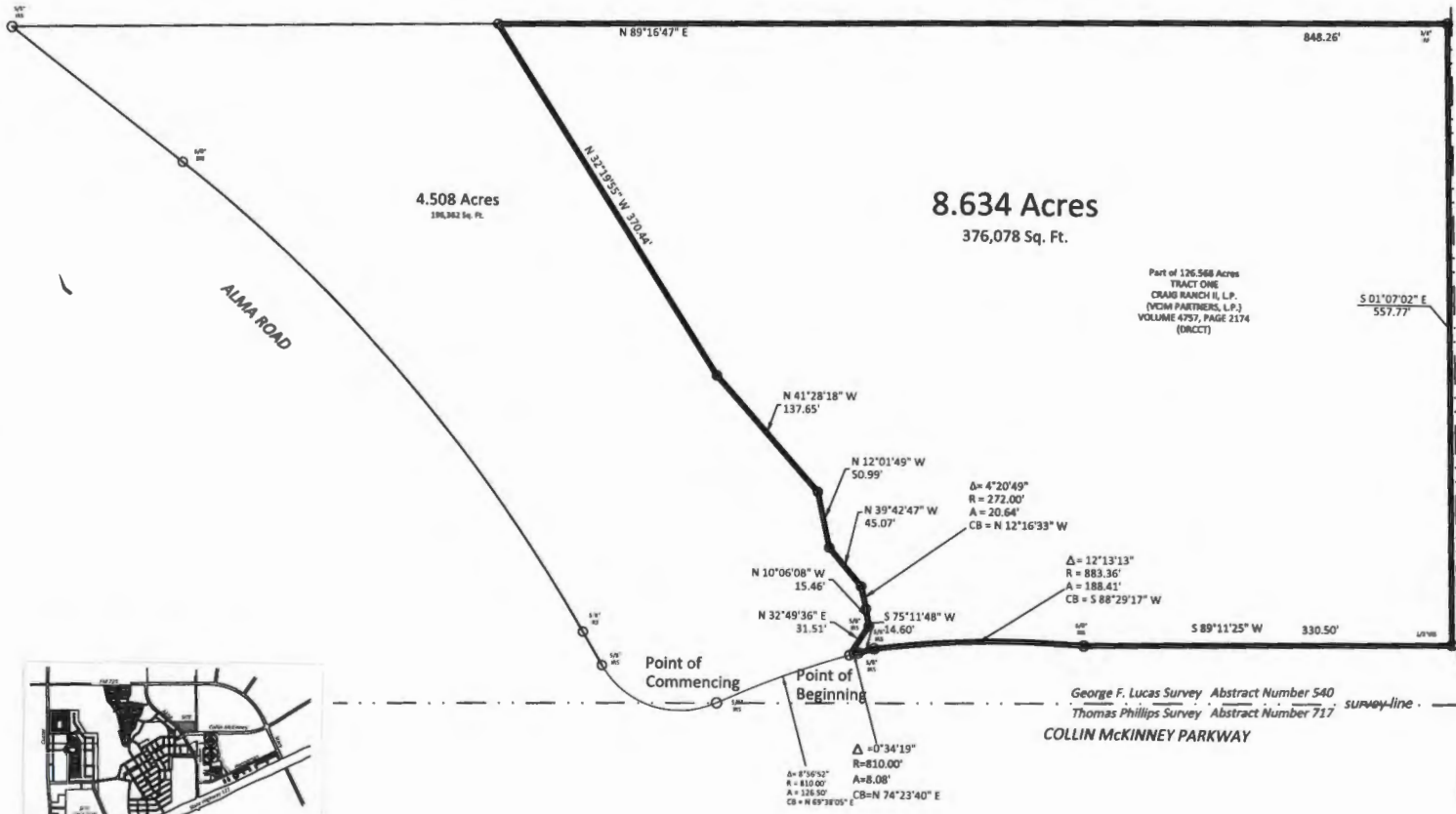
d. *Miscellaneous.*

- i. Balconies, covered porches, stoops, and other similar structures, if utilized, shall have a minimum free and clear depth of at least 4 feet.
- ii. Each lot shall be required to provide at least 1 canopy tree in the front yard in front of 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.
- iii. Each home will have a minimum of two (2) enclosed parking spaces on the lot.

EXHIBIT B



GEORGE F. LUCAS SURVEY
ABSTRACT NUMBER 540



FIELD NOTE DESCRIPTION

BEING a 8.634 acre tract of land situated in the George F. Lucas Survey Abstract No. 540 and the John Phillips Survey Abstract 718, the City of McKinney, Collin County, Texas and being a portion of a 126.568 acre tract of land Tract One Craig Ranch II, L.P. (VCM Partners, L.P.) recorded in Volume 4757, Page 2174 Deed Records Collin County, Texas (DRCCCT) and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod set at the intersection of the northerly line of Collin McKinney Parkway a variable width right of way and the easterly line of Alma Road a 120 feet wide right of way and being the beginning of a curve to the right having a radius of 810.00 feet and a chord bearing of NORTH 69°38'05" EAST;

THENCE along the northerly line of said Collin McKinney Parkway and along said curve through a central angle of 08°56'53" for an arc length of 126.50 feet to a 5/8 inch iron rod set for corner at the POINT OF BEGINNING;

THENCE NORTH 52°49'36" EAST a distance of 81.81 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 10°06'08" WEST a distance of 15.46 feet to a 5/8 inch iron rod set for corner and being the beginning of a curve to the left having a radius of 272.00 feet and a chord bearing of NORTH 12°16'33" WEST;

THENCE along said curve through a central angle of 04°2'49" for an arc length of 20.86 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 38°42'47" WEST a distance of 45.07 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 12°01'49" WEST a distance of 50.99 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 41°28'18" WEST a distance of 137.65 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 32°19'55" WEST a distance of 870.44 feet to a point for corner in the north line of said 126.568 acre tract and the south line of a 127.08 acre tract described in a deed to Paul Lelover recorded in Volume 1062, Page 107, Deed Records Collin County, Texas (DRCCCT);

THENCE along the common line of said 126.568 acre tract and said 127.08 acre tract, NORTH 89°16'49" EAST a distance of 848.26 feet to a 5/8 inch iron rod found for corner at the northeast corner of said 126.658 acre tract and the approximate centerline of County Road 148;

THENCE along the approximate centerline of said County Road 148, SOUTH 01°07'02" EAST a distance of 557.77 feet to a 5/8 inch iron rod set for corner in the north line of said Collin McKinney Parkway;

THENCE along the northerly line of said Collin McKinney Parkway as follows:

SOUTH 89°11'25" WEST a distance of 330.50 feet to a point for corner and being the beginning of a non-tangent curve to the left having a radius of 883.36 feet and a chord bearing of SOUTH 88°29'17" WEST;

Along said curve through a central angle of 12°13'13" for an arc length of 188.41 feet to a point for corner;

SOUTH 75°13'48" WEST a distance of 14.60 feet to a point for corner and being the beginning of a non-tangent curve to the left having a radius of 810.00 feet and a chord bearing of SOUTH 74°23'40" WEST;

Along said curve through a central angle of 00°34'19" for an arc length of 8.08 feet to the POINT OF BEGINNING;

CONTAINING 8.634 acres 376,078 square feet of land more or less.

ZONING EXHIBIT
8.634 ACRES

GEORGE F. LUCAS SURVEY, ABSTRACT NO. 540
JOHN PHILLIPS SURVEY, ABSTRACT NO. 718
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Client: CRAIG INTERNATIONAL
6850 TPC DRIVE, SUITE 210
MCKINNEY, TEXAS 75070 972-529-1371

Scale: 1" = 50'
Date: February 28, 2017
Tackled by: Bedford
Drawn by: Bedford

Checked by: A.J. Bedford
P.C.: Cyp
Title: Aerial Photo from 2014-2015
JUL 16 15N-16E

301 N. Alamo Road • Garland, Texas 75042
972-722-0225 www.bedfordgroup.com info@bedfordgroup.com

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OF: 1

Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG8118200

EXHIBIT C

