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*By Kathy Wright at 1:57 pm, Sep 09, 2013*

**ABERNATHY  
ROEDER &  
BOYD  
JOPLIN • P.C.**

1700 Redbud Boulevard, Suite 300 • P.O. Box 1210 • McKinney, Texas 75070-1210  
Metro 214.544.4000 • Fax 214.544.4044

ATTORNEYS AT LAW

ROBERT H. ROEDER  
Qualified Mediator

rroeder@abernathy-law.com  
Direct Dial 214.544.4003

September 9, 2013

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

Re: 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 letter accompanies 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, and incorporates the information contained therein which 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.
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 Conceptual Site Plan attached 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 attached as Exhibit B.

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,

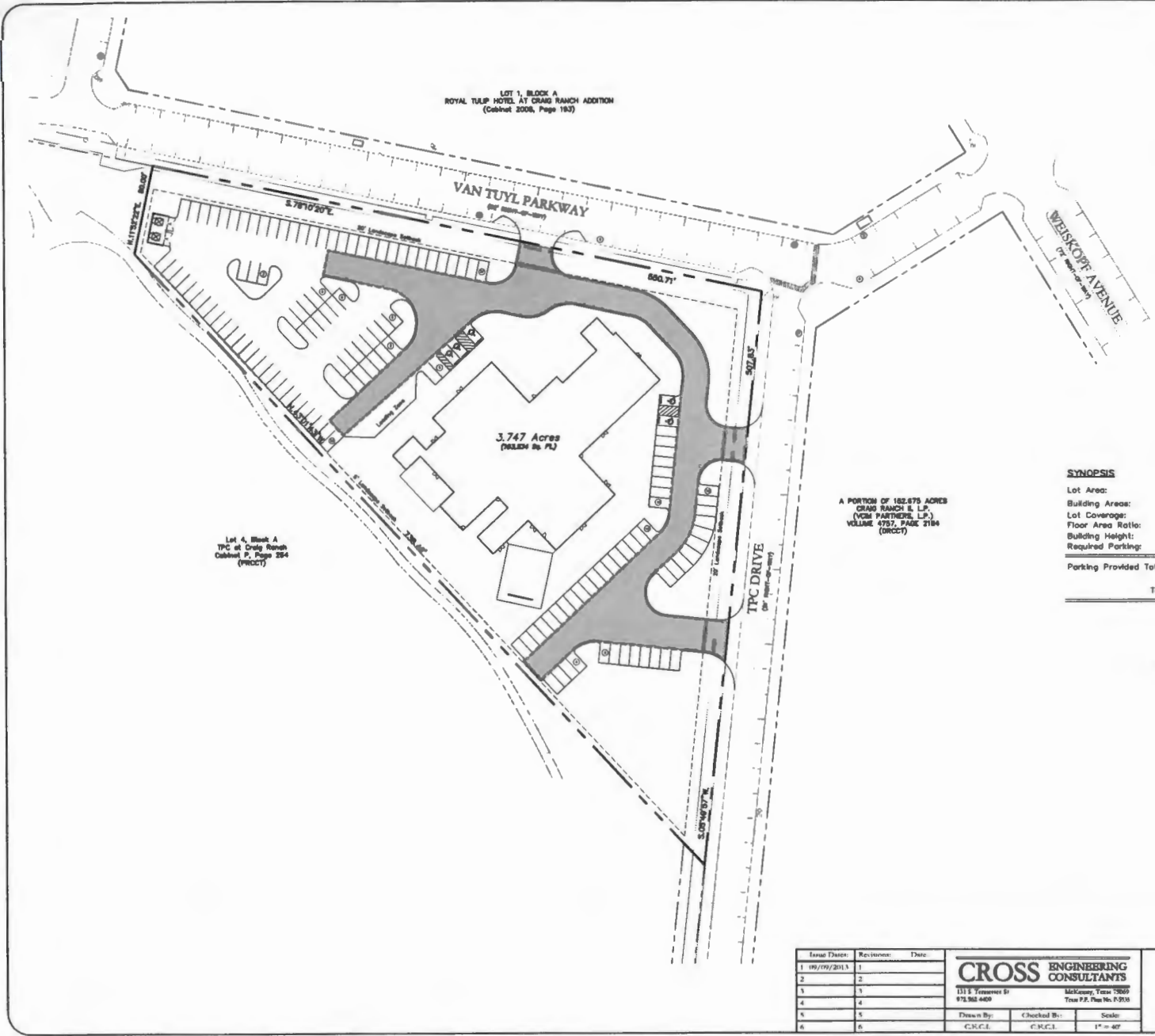
A handwritten signature in blue ink that reads "Robert H. Roeder". The signature is written in a cursive style with a long horizontal flourish at the end.

Robert H. Roeder

633697

cc: VCIM Partners, LP

## EXHIBIT A



LOT 1, BLOCK A  
ROYAL TULIP HOTEL AT CRANG RANCH ADDITION  
(Cabinet 2006, Page 193)

VAN TUZL PARKWAY  
889.71'

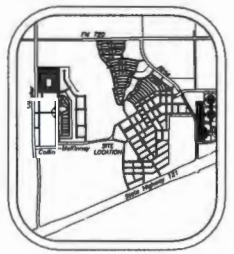
WEISKOPF AVENUE  
75' (width of right-of-way)

TPC DRIVE  
307.43'

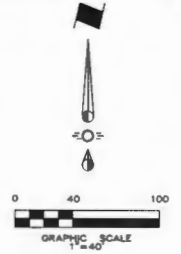
3.747 Acres  
(VOLUME 4723, PAGE 2184)

A PORTION OF 182.675 ACRES  
CRANG RANCH II, L.P.  
(VGM PARTNERS, L.P.)  
VOLUME 4723, PAGE 2184  
(DRCCST)

Lot 4, Block A  
TPC at Drake Ranch  
Cabinet P, Page 254  
(VMOCT)



VICINITY MAP  
N75



**SYNOPSIS**

Lot Area: 3.747 Acres (163,234 sq ft)  
 Building Area: 21,429 SF  
 Lot Coverage: 13.1%  
 Floor Area Ratio: 0.13 : 1  
 Building Height: 44'-3"  
 Required Parking: 1 / 150 S.F. = 21,429 SF / 150 SF = 143 Spaces

Parking Provided Total: 139 On-Site  
 95 On-Street (within 200' of Property)  
 Total: 234

**LEGEND**

Firelane

Issue/Revision	Revision	Date
1	1	10/19/2013
2	2	
3	3	
4	4	
5	5	
6	6	

**CROSS ENGINEERING CONSULTANTS**  
 131 S. Tennessee St.  
 75202-4409  
 McKinney, Texas 75069  
 T: 972.962.4400  
 F: 972.962.4409  
 Drawn By: C.M.C.L. Checked By: C.M.C.L. Scale: 1" = 40'

**CONCEPTUAL SITE PLAN**  
**THE PLAZZA**  
 TAMER PARTNERS CORPORATION  
 CITY OF MCKINNEY, TEXAS

Sheet No.  
**CSP**  
 Project No.  
 134170

**ENGINEER:**  
 Cross Engineering Consultants, Inc.  
 131 S. Tennessee St.  
 McKinney, Texas 75069  
 Phone (972) 562-4409  
 Fax (972) 562-4471  
 Contact: Jonathan Hahn, P.E.

**ARCHITECT:**  
 JSM Design & Construction, Inc.  
 PO Box 181750  
 Arlington, Texas 76108  
 Phone (802) 581-9981  
 Contact: Joseph Nguyen

**GENERAL CONTRACTOR:**  
 A.J. Bedford Group, Inc.  
 301 N. Alamo  
 Rockwall, Texas 75087  
 Phone (972) 722-0225  
 Fax (972) 722-0361  
 Contact: Jay Bedford, R.P.L.S.

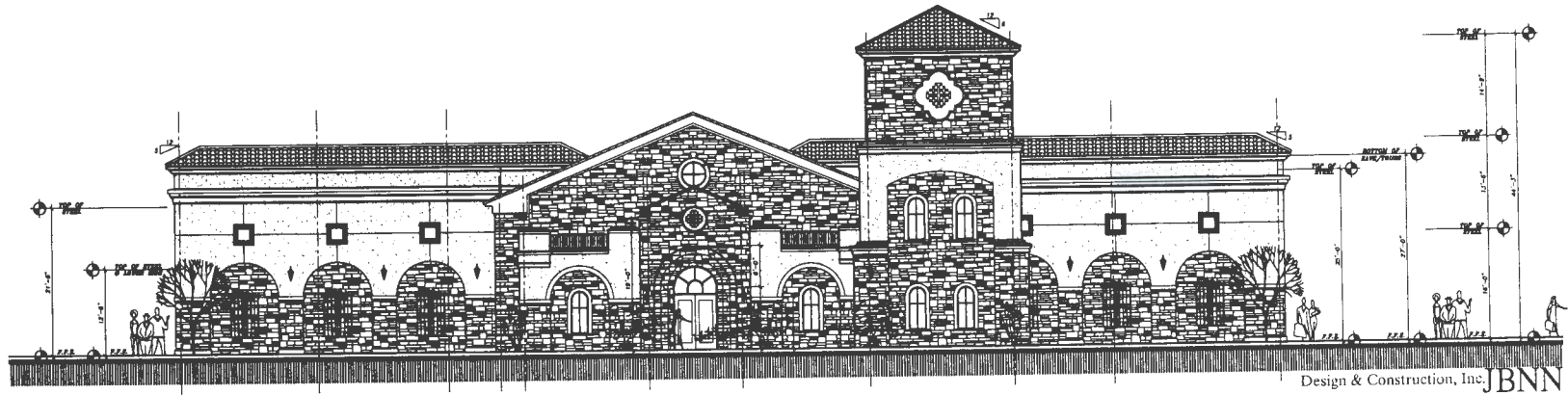
THE PLAZZA CONCEPTUAL SITE PLAN

EXHIBIT B

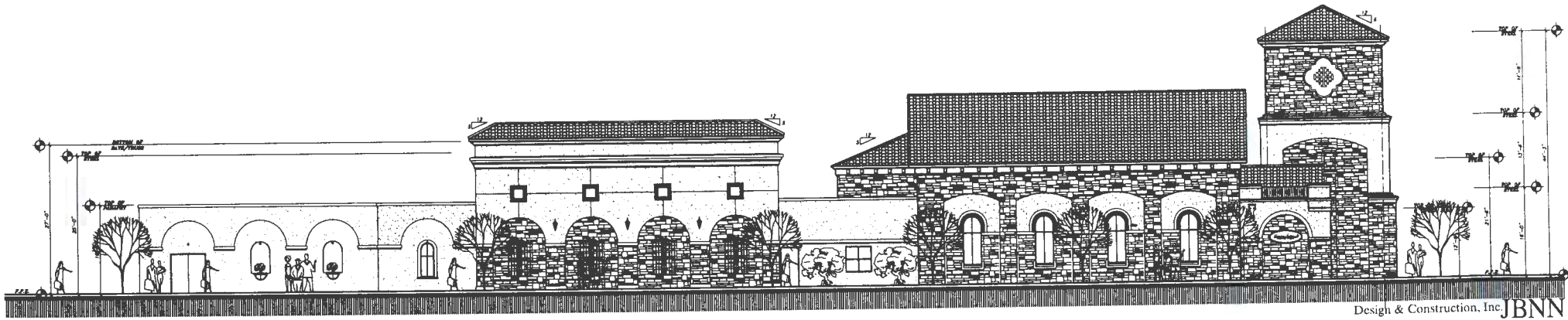


Design & Construction, Inc. JBNN





**FRONT ELEVATION**



**SIDE ELEVATION - TPC DRIVE**