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August 1, 2014

City of McKinney
222 North Tennessee Street
McKinney, TX 75069

RE: Tucker Hill - Phase 3-T5 Rezoning

To whom it may concern,

On behalf of our Client, SLC McKinney Partners, LP, we are submitting for the rezoning of 13.09 acres of property within the current Tucker Hill property for consideration at the August 2014 Planning Commission meeting. This property is currently zoned PD and is restricted by the Tucker Hill Pattern Book – Ordinance Version, dated October 19, 2010.

The extent of the rezoning is limited to the revision of the minimum side setbacks within the subject property from 6' to 5', thus yielding 10' minimum between structures. Please see the attached, revised Tucker Hill Pattern Book pages 18 and 19.

This rezoning is being requested for the following reasons:

1. Normalization of lot types within the Tucker Hill development. The latest zoning change (June 2013) of property within Tucker Hill accomplished the same revision to 10' minimum between structures.
2. A reduction in the side setbacks in the T5:Residential Center zone of Tucker Hill reinforces the intent of the current zoning:

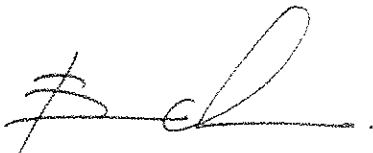
"Transect Characteristics: Narrow setbacks create a tightly-knit block that is more urban in character." Tucker Hill Pattern Book, Ordinance Version: Revision 2, pg 18.

The rezoning is to be accomplished by the adoption of the submitted revision to the Tucker Hill Pattern Book.

The subject property is located south of Tucker Hill Phase 2B through the extension of Tremont Boulevard to the south. The south boundary of the subject property is north of State Highway 380.

Thank you for your consideration of this matter.

Sincerely,
Southern Land Company, LLC



Ben Crenshaw
Vice President, Planning and Landscape Architecture