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January 26, 2015

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

Re: Letter of Intent supporting request for a zoning change concerning 54.58 acres in the George F. Lucas Survey, Abstract 540, at Craig Ranch, City of McKinney, Collin County, Texas ("Stacy 54")

Dear Planners:

This revised letter of intent accompanies the application for a zoning change submitted by me on behalf of the two owners, Frisco Independent School District and LCGCR1, LP, a Texas limited partnership, on January 12, 2015, and incorporates the information contained therein which is recited again as follows:

1. The total acreage of the subject property is 54.58 acres as described in the Field Note Description attached to the application and as shown on the Zoning Exhibit attached hereto as Exhibit A (the "Zoning Exhibit").
2. The existing zoning on the tract is PD - Planned Development Ordinance No. 2002-03-019 (the "PD").
3. The Property is subject to the REC development guidelines. The northwest quadrant of the Property is in the Neighbor Zone and the balance of the Property is in the Collin-McKinney Parkway Corridor Zone.
4. The applicant requests that the approximate 35 acres shown on the Zoning Exhibit as Single Family Residential within the Collin-McKinney Parkway Corridor

Zone be developed according to the Neighborhood Zone for area and bulk regulations for Single family detached, standard and small lot dwellings of the Neighborhood Zone.

5. The applicant acknowledges that the portion of the Property shown on the Zoning Exhibit as Multi-Family is wholly within the Collin-McKinney Parkway Corridor Zone and requests the following variances for multi-family development under the Collin-McKinney Parkway Corridor Zone regulations:

- Removal of the limitation of maximum building length of eight dwelling units in a row along a block face
- Removal of the requirement of a minimum 35% of surface area constructed of windows, doors or other openings on the first floor of a front façade.

6. The exterior architectural standards for residential structures within the Single Family Residential portion attached hereto as Exhibit B are proposed to satisfy the exceptional or innovative quality requirement for the PD zoning.

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

8. The subject property is located on the south side of Stacy Road between Ridge Road and CR 148.

9. 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: James E. Robertson
Richard Wilkinson