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ATTORNEYS AT LAW

ROBERT H. ROEDER
Qualified Mediator

rroeder@abernathy-law.com
Direct Dial 214.544.4003

November 25, 2013

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

Re: First Amended Letter of Intent supporting request for a zoning change for 142.042 acres in the Elias Alexander Survey, Abstract 18, the John Driggers Survey, Abstract Number 274, and the TPC at Craig Ranch Addition, all in the City of McKinney, Collin County, Texas

Dear Planners:

This letter amends the original letter of intent and incorporates the application for a zoning change submitted by me on behalf of the owners, VCIM Partners, L.P., a Texas limited partnership, McKinney Seven 185, LP, a Texas limited partnership, and the Tournament Players Club at Craig Ranch, L.P., a Texas limited partnership, on November 11, 2013, together with the information contained therein which is modified as follows:

1. The acreage of the subject property is 142.042 acres as described in the Field Note Description attached to the application. A revised Zoning Exhibit is attached hereto as Exhibit A and a Trail Exhibit is attached as Exhibit B.

2. The existing zoning on the tract is PD - Planned Development Ordinance No. 03-05-050, PD - Planned Development Ordinance No. 05-06-066, PD - Planned Development Ordinance No. 2006-02-018 and PD - Planned Development Ordinance No. 2001-02-017 (collectively, the "PDs").

3. The Property is subject to the REC development guidelines and is in the Commercial-Employment Zone, but the primary permitted uses are multifamily residential and commercial.

4. The applicant requests that the Property be allowed to be developed for the following permitted uses as generally as shown on the attached Zoning Exhibit:

- Tract 1 – multifamily and townhouse dwellings
- Tract 2 – single family detached dwellings on large lots, standard lots and small lots
- Tract 3 – townhouse dwellings.

5. The applicant further requests that the Property be allowed to be developed according to the REC Residential Zone development guidelines, amended as follows:

- a. No dwelling shall be required to have a finished floor elevation higher than the finished surface grade of the lot at the front door;
- b. Attached garages on single family detached dwellings accessed by driveways from the front of the house with garage doors facing the street shall be set back no less than five (5) feet from the front façade of the house;
- c. Front porches on residential dwellings shall not be required;
- d. There shall be no limitation on articulations or roof styles on front facades of residential buildings;
- e. Side yard at corner setbacks for all Single Family Detached, Standard and Small Lots, shall be no closer to the street than the front build-to-line;
- f. The minimum side yard setback for all Single Family Detached, Standard and Small Lots, shall be five (5) feet; provided that a zero (0) to two (2) foot side yard on one side may be permitted as long as a minimum of ten (10) feet of separation is provided between buildings;
- g. Alley access for rear yard or courtyard parking shall be required on all lots less than 50 feet wide except where (a) a lot backs onto an open space or (b) there is no garage facing the street on an opposing lot;
- h. Multi-family dwellings shall not be required to have non-residential uses on the first floor and shall otherwise conform to the development standards of the REC Overlay;
- i. Compliance with the required diversity of housing types shall be satisfied by having at least five percent (5%) of three of the following categories:
 1. Single family detached dwellings on large lots;
 2. Single family detached dwellings on standard lots;
 3. Single family detached dwellings on small lots;
 4. Town/row houses; or
 5. Multifamily apartment buildings;
- j. Block lengths for single family lots backing onto commercial areas may extend up to 1,250 feet; block lengths for other single family lots may extend up to 750 feet provided that each block in excess of 600 feet in length contain one or more platted twenty (20) foot wide pedestrian ways containing a minimum six (6) foot wide walking path connecting parallel streets located no closer than 200 feet from each edge of such block;
- k. Maximum building height for apartment dwellings in Tract 3 shall not exceed four (4) stories;
- l. A pedestrian trail together with landscaping and street furniture enhancements shall be incorporated into the Craig Drive right-of-way as it bisects the Property, the elements of which will be generally as depicted on the attached Exhibit B, which trail and enhancements are not required under the City's master trail plan; and
- m. The Property is not subject to the Collin McKinney Overlay.

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

7. The subject property is located east of Custer Road, south of Collin McKinney Parkway, west of Alma Road and north of S.H. 121.

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

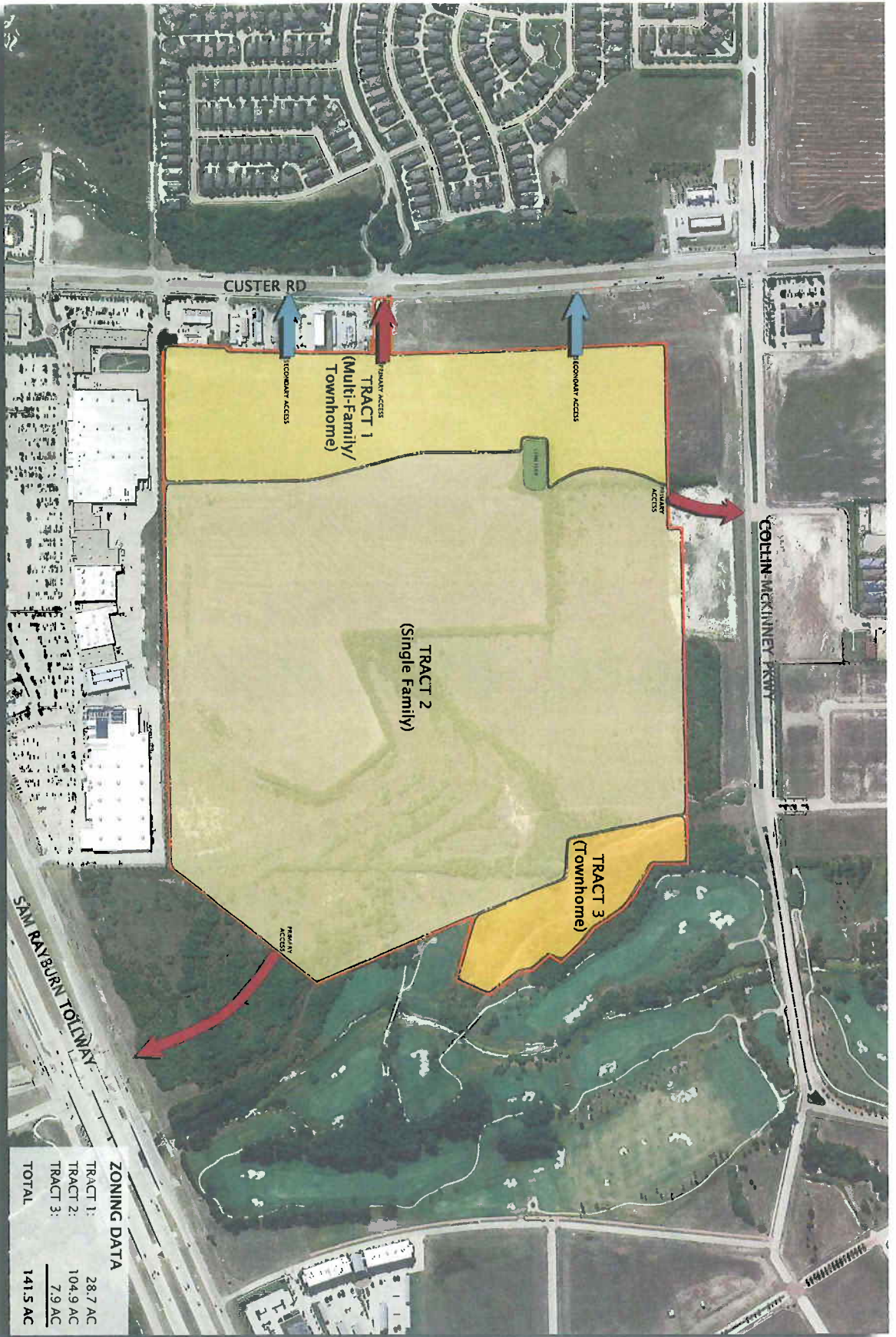
In the event that any other information is required for this Letter of Intent, please refer to the application previously filed.

Yours truly,



Robert H. Roeder

cc: VCIM Partners, L.P.
McKinney Seven 185, LP
Tournament Players Club at Craig Ranch, L.P.
Southbrook Investments, Inc.



ZONING EXHIBIT

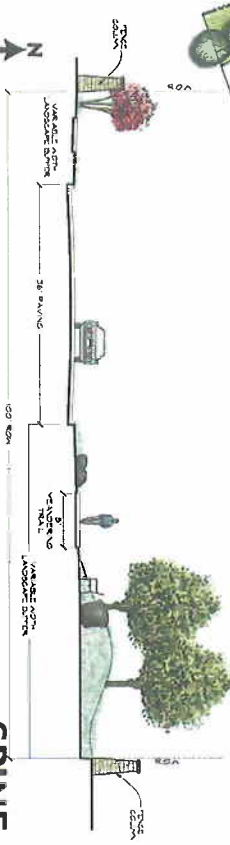
SOUTHERN HILLS at CRAIG RANCH MCKINNEY, TEXAS

ZONING DATA

TRACT 1:	28.7 AC
TRACT 2:	104.9 AC
TRACT 3:	7.9 AC
TOTAL	141.5 AC

Engineering, Planning, and Landscape Architecture
FOR REAL ESTATE DEVELOPMENT

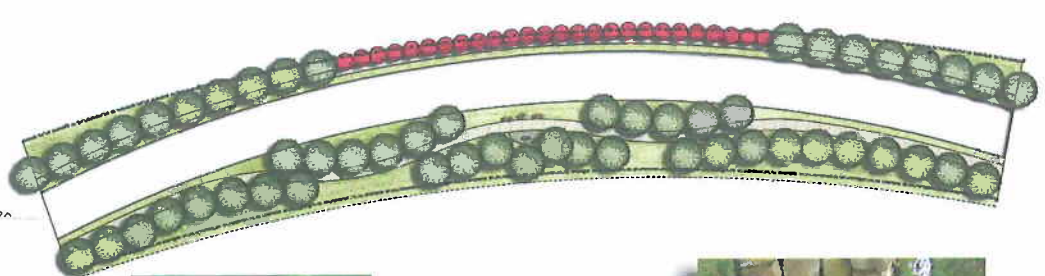
DATE: 01/14/2019
PROJECT: SOUTHERN HILLS AT CRAIG RANCH MCKINNEY, TEXAS



SPINE ROAD

SOUTHERN HILLS at CRAIG RANCH MCKINNEY, TEXAS

ENGINEERING, PLANNING, AND LANDSCAPE ARCHITECTURE FOR NEIGHBORHOOD DEVELOPMENT



Samantha Gleinser

Subject: FW: Modify LOI - Southern Hills of Craig Ranch

From: Bob Roeder
Sent: Thursday, December 05, 2013 3:52 PM
To: Samantha Gleinser
Cc: Margret Van Allen
Subject: Re: Modify LOI - Southern Hills of Craig Ranch

Samantha

I concur on the items removed and the conditions imposed in your email to which this response is given.

Regards,

Bob
Robert H. Roeder
Abernathy, Roeder, Boyd & Joplin, P.C.
1700 Redbud Blvd., #300
McKinney, TX 75069
214-544-4003 (direct line)
214-544-4044 (fax number)
rroder@abernathy-law.com<<mailto:rroder@abernathy-law.com>>

On Dec 5, 2013, at 3:46 PM, Samantha Gleinser wrote:

Bob,

Please confirm that you are comfortable with the following changes to the letter of intent:

Removing:

1. Maximum building height for apartment dwellings in Tract 3 shall not exceed four (4) stories.
2. A pedestrian trail together with landscaping and street furniture enhancements shall be incorporated into the Craig Drive right-of-way as it bisects the Property, the elements of which will be generally as depicted on the attached Exhibit B, which trail enhancements are not required under the City's master trail plan.

Adding:

3. A minimum of nine (9) acres of internal open space shall be provided on the subject property. Open spaces counting towards this requirement shall be a minimum of one half (0.5) acre, and have street frontage on a minimum of two sides.
4. Cul-de-sacs shall be allowed on the subject property.
5. There shall be no maximum lot area for single family residential lots.

Thank you,

Samantha Gleinser
Planner I | City of McKinney
221 N. Tennessee Street
McKinney, Texas 75069
Phone | 972.547.7404
Email | sgleinser@mckinneytexas.org