

ATTORNEYS AT LAW

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February 12, 2018

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

Re: Revised Letter of Intent supporting request for PD zoning for a 2.2607 acre tract situated in the Elias Alexander Survey, Abstract No. 18, Collin County, Texas, which includes Lots 1-15, Block A, and Lots 1-2 and the common area adjacent thereto, Block B, in The Tour at Craig Ranch, an addition to the City of McKinney (the "Property")

Dear Planners:

This revised letter of intent accompanies the application for a zoning change submitted by me on behalf of the owner, Tour at Craig Ranch, LLC, a Texas limited liability company, on January 16, 2018, and incorporates the information contained therein which is recited again as follows:

1. The acreage of the subject Property is 2.2607 acres as described on the Zoning Exhibit attached hereto as Exhibit A.

2. The existing zoning on the Property is controlled by PD-Planned Development Ordinance Nos. 2003-05-050, 2004-08-086, and 2006-02-018 (together, the "PDs") and is subject to REC: Commercial.

3. The applicant requests that the Property be rezoned under a new PD with the base zoning classification of SF5, single family, subject to the amended development regulations attached hereto as Exhibit B (the "Development Regulations"). The reason for such zoning request is to change the rear yard setback within the Property from twenty (20) feet as required under the current zoning to ten (10) feet, which reduced rear yard setback is in keeping with the rear yard setback of the residential housing development immediately north of the subject property and permits a larger building footprint on the lot in response to the current market.

4. The applicant submits that the architectural standards for single family structures established under the Development Regulations create the "exceptional quality" required for this PD application.

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5. The subject Property is located on Paradise Drive and Fairway Lane, in the City of McKinney, Collin County, Texas.

6. 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

RHR/mls  
2284435v4

cc: Larry Masi, Fourth Avenue Investments  
Shane Jordan, Jordan Realty Advisors  
Robert Garcia, General Counsel for Grand Homes