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March 8, 2017

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

Re: Third Amended Letter of Intent for Zoning Case No. 16-249Z relating to approximately 8.636 acres situated in the George F. Lucas Survey, Abstract No. 540 and the John Phillips Survey, Abstract No. 718, in the City of McKinney, Collin County, Texas (the "Property")

Dear Planners:

This third amended letter accompanies the application for a zoning change submitted by me on behalf of the owner, VCIM Partners, LP, a Texas limited partnership, on August 15, 2016, and incorporates the information contained therein which is recited again as follows:

1. The total acreage of the Property is 8.636 acres.
2. The existing zoning on the Property is PD – Planned Development District Ordinance Nos. 2001-02-017 and 2008-06-054, and as amended, and REC – Regional Employment Center Overlay District.
3. The REC – Regional Employment Center Overlay District ("REC") permits residential development; however, the REC regulations for Single Family Detached Standard Lot with Front Access are silent regarding a rear yard setback resulting in the application of a 20' rear yard setback being imposed by the preceding PD No. 2001-02-017.
4. The applicant is seeking to develop front entry single family detached lots that would conform to the REC regulations, but with a reduction in the rear yard setback to 10'. Because the City no longer allows the adoption of the REC as a zoning category, the applicant requests that the Property be allowed to be developed in accordance with the regulations attached hereto as "Exhibit A", which mirror those in the REC for Single Family Detached Standard Lot with Front Access except for the addition of the 10' rear yard setback.

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5. The proposed regulations incorporate architectural standards for the residential buildings in order to create and insure an enhanced and aesthetically pleasing development.

6. The Property is located at approximately the northeast corner of Alma Road and Collin McKinney Parkway, Craig Ranch Subdivision, City of McKinney, Texas.

7. A zoning exhibit is attached hereto as "Exhibit B" and an illustrative concept plan is also submitted as "Exhibit C" for informational purposes only.

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

Yours truly,



Robert H. Roeder

Enc.

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cc: David Craig (VCIM Partners, LP)

Jim Tchoukaleff (Contour Real Estate & Development, LLC)