

GRAND HOMES[®]

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September 4, 2019

Citizens of McKinney, Texas
c/o City of McKinney Planning and Zoning Department
222 N. Tennessee St.
McKinney, Texas 75069

To the Staff of the Planning and Zoning Department:

RE: Letter of Intent for Lake Forest Phase 1A Townhome Rezone. This Application
is a modification of the existing Lake Forest Community.

Subject property 21.88 acres located approximately 585 feet South of McKinney Ranch Parkway
and the West boundary is adjacent to Lake Forest Drive.

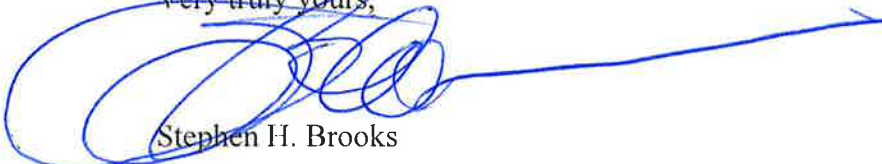
The subject property is currently zoned Townhome and SF5. It is the applicant's desire to modify
the property to SF5 with variances or modifications to allow for single family detached zero lot
line housing. This request will enhance the overall Master Plan of the Lake Forest Community
by offering a fourth product type.

The Entryway will match that of the Lake Forest Community and shall include enhanced
monumentation which will include a stone monument with columns treated with cast stone caps
and cast stone water table. Additional landscape beds shall be provided at the entryway. Each
lot will have enhanced landscape requirements.

The purpose of the applicant's zoning request is to provide homeowners with the more desirable
single family detached product line in meeting the highest and best use for the property and
meeting prospective purchasers needs.

With highest regards.

Very truly yours,



Stephen H. Brooks
CEO