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April 22, 2013

Mr. Michael Quint
City of McKinney
221 N. Tennessee
McKinney, Texas 75070

RE: Reserve at Westridge Tower Tract Zoning (3.003 acres)
Letter of Intent
JBI Project No. HOE193

Dear Mr. Quint:

On behalf of our client, D.R. Horton – Texas Ltd., we are requesting to extend the Planning Area 11A/Tract 11A10 SF-2 zoning to approximately 3.00 acres of land internal to The Reserve at Westridge.

We are requesting one change to the SF-2 standards for this property however. We are proposing to cap the density at 4.67 homes per acre versus the cap of 5.2 homes per acre which is allowed in the SF-2 standards.

The property is shown on the Zoning Exhibit. The property is located 2,200 feet west of Independence Parkway and 2,300 feet south of Virginia Parkway. The city's Comprehensive Plan recommends this area be developed with "Residential/Low Density" uses.

For your review in considering the merits of applying PD requirement on this land area, please note the exceptional qualifications that are to be provided:

- 7,200 square foot average lot area
- 7,200 square foot median lot area
- 100% of each elevation shall be finished with masonry materials to include brick, tone, or synthetic stone. Walls provided in conjunction with an architectural element which is located above the roof line (example: walls for dormers or chimneys) may only be finished with brick, stone, synthetic stone, stucco wood lap siding, vinyl siding, cast concrete modular siding (including cementitious fiber siding; i.e. Hardie Board or Hardiplank), or EIFS. Sheet siding fabricated to look like wood lap siding is prohibited. The masonry percentage is to be calculated exclusive of doors and windows.

Thank you for your review and consideration of this zoning request. If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Jerry Syle", with a long horizontal stroke extending to the right. Below the signature is the printed name "Jerry Syle, AICP".

Jerry Syle, AICP