

April 21, 2014

Letter of Intent: (Resubmittal #1)

<u>Project:</u>	<i>Stacy Crossing</i>
<u>DAA Job #</u>	13013
<u>Applicant:</u>	Shelby Griffin, Dowdey, Anderson, and Associates for Jed Dolson, JBGL Capital, LP
<u>Location:</u>	Southeast corner of Stacy Road and Alma Road
<u>Acreage:</u>	101.690± acres
<u>Existing Zoning:</u>	Agriculture “AG” w/ REC overlay district
<u>Proposed Zoning:</u>	<i>Note: Base zoning listed below with REC Overlay District</i> Planned Development w/ the zoning districts: <ol style="list-style-type: none">1. Neighborhood Center approx. 11 acres2. Single Family Detached “SF2” approx. 51.5 acres Standard Lot w/ Front access3. Attached Single Family “ASF” approx. 16.5 acres4. Multi-family Residential “MF3” approx. 22.5 acres

Purpose for Rezoning:

The goal in designing this development was to create a diverse, active neighborhood where residents are never more than a few blocks away from a park or civic space and where they have the luxury of a three minute drive to a specialty grocery store or coffee shop.

The overall development provides a variety of land uses that will complement each other due to their location on the site and the proximity to one another. The more intense land uses are along the Stacy Road and the intersection of Stacy Road and Alma Road. The land use intensity progress down the farther southeast one travels.

All major entrances into the neighborhood offer enhanced view corridors with a park or landmark feature is located at the roadway terminus. The attention to trails and open space was a priority when designing this neighborhood. Larger parkways are located along key residential streets to provide an internal trail system which would allow for easy access to the various parks. Also, a large green is located between the attached single family and neighborhood business zoning to provide for outdoor patios for restaurants, retail, and the like.

This neighborhood business land use is the smallest of all land uses in the development and is intended to be a mix of restaurants, retail, office, and a possible support services such as a service station or bank on the corner. These uses will be successful due to the support of the 90 acres of residential zoning.

Applicant: Shelby Griffin Date: April 21, 2014

Note: *All sign notification sign requirements have been completed and were submitted to the City of McKinney to comply with public notification requirements.*

Stacy Crossing

Additional Contacts:

*Please include the following individuals throughout the review process. Thank you.

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