

ATTORNEYS AT LAW

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December 8, 2013

City of McKinney  
Planning Department  
P.O. Box 517  
McKinney, Texas 75069

Re: First Amended Letter of Intent supporting request for a zoning change for 142.042 acres in the Elias Alexander Survey, Abstract 18, the John Driggers Survey, Abstract Number 274, and the TPC at Craig Ranch Addition, all in the City of McKinney, Collin County, Texas

Dear Planners:

This letter amends the original letter of intent and incorporates the application for a zoning change submitted by me on behalf of the owners, VCIM Partners, L.P., a Texas limited partnership, McKinney Seven 185, LP, a Texas limited partnership, and the Tournament Players Club at Craig Ranch, L.P., a Texas limited partnership, on November 11, 2013, together with the information contained therein which is modified as follows:

1. The acreage of the subject property is 142.042 acres as described in the Field Note Description attached to the application. A revised Zoning Exhibit is attached hereto as Exhibit A.

2. The existing zoning on the tract is PD - Planned Development Ordinance No. 03-05-050, PD - Planned Development Ordinance No. 05-06-066, PD - Planned Development Ordinance No. 2006-02-018 and PD – Planned Development Ordinance No. 2001-02-017 (collectively, the “PDs”).

3. The Property is subject to the REC development guidelines and is in the Commercial-Employment Zone, but the primary permitted uses are multifamily residential and commercial.

4. The applicant requests that the Property be allowed to be developed for the following permitted uses as generally as shown on the attached Zoning Exhibit:

- Tract 1 – multifamily and townhouse dwellings

- Tract 2 – single family detached dwellings on large lots, standard lots and small lots
- Tract 3 – townhouse dwellings.

5. The applicant further requests that the Property be allowed to be developed according to the REC Residential Zone development guidelines, amended as follows:

- a. Tract 1 of the subject property shall develop in accordance with the *Area and bulk regulations* for apartment dwellings or townhouse (rowhouse) dwellings of the REC Neighborhood Zone, except as follows:
  - i. Apartment dwellings shall not be required to have a non-residential use on the first floor.
- b. Tract 2 of the subject property shall develop in accordance with the *Area and bulk regulations* for Single Family Detached lots of the REC Neighborhood Zone, except as follows:
  - i. No dwelling shall be required to have a finished floor elevation higher than the finished surface grade of the lot at the front door;
  - ii. Attached garages on single family detached dwellings accessed by driveways from the front of the house with garage doors facing the street shall be set back no less than five (5) feet from the front façade of the house;
  - iii. Front porches on residential dwellings shall not be required;
  - iv. There shall be no limitation on articulations or roof styles on front facades of residential buildings;
  - v. Side yard at corner setbacks for all Single Family Detached, Standard and Small Lots, shall be no closer to the street than the front build-to-line;
  - vi. The minimum side yard setback for all Single Family Detached, Standard and Small Lots, shall be five (5) feet; provided that a zero (0) to two (2) foot side yard on one side may be permitted as long as a minimum of ten (10) feet of separation is provided between buildings;
- c. Tract 3 of the subject property shall develop in accordance with the *Area and bulk regulations* for Townhouse (rowhouse) dwellings of the REC Neighborhood Zone.
- d. Block lengths for single family residential lots backing onto commercially-zoned properties may extend up to 1,250 feet; block lengths for all other single family residential lots may extend up to 750 feet (cul-de-sacs shall not be longer than 600 feet) provided that each block in excess of 600 feet contains one or more walking paths (minimum six (6) feet wide) connecting parallel streets. Said pedestrian path must be located no closer than 200 feet from the edge of each block.
- e. Alley access for rear yard or courtyard parking shall be required on each lot less than 50 feet wide except where (a) the lot backs onto (i) a usable open space of 0.5 acres or more, (ii) a commercial use or (iii) a single family residence with front entry garages, and (b) there is no garage facing the street on the opposing lot.

- f. There shall be no maximum lot area for single family residential lots.
- g. Cul-de-sacs shall be allowed on the subject property.
- h. A diversity of housing types shall be provided on the subject property by having at least five percent (5%) of three of the following categories:
  - i. Single family detached dwellings on large lots;
  - ii. Single family detached dwellings on standard lots;
  - iii. Single family detached dwellings on small lots;
  - iv. Town/row houses; or
  - v. Multi-family apartment buildings

- i. A minimum of nine (9) acres of internal open space shall be provided on the subject property. Open spaces counting towards this requirement shall be a minimum of one half (0.5) acre and have street frontage on a minimum of two sides.

6. There are no other special considerations requested or required.

7. The subject property is located east of Custer Road, south of Collin McKinney Parkway, west of Alma Road and north of S.H. 121.

8. 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

cc: VCIM Partners, L.P.  
McKinney Seven 185, LP  
Tournament Players Club at Craig Ranch, L.P.  
Southbrook Investments, Inc.

EXHIBIT A