



July 12, 2010

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

Re: Amendment to Planned Development District Ordinance No. 04-02-014 Phases 2C, 3B and 4.

Ms. Wilson:

The Applicant and Owners of the attached application are requesting a non-controversial amendment to PD – Planned Development District Ordinance No. 04-02-014 to eliminate the Lot Coverage requirement of 40% for RS-84, RS-72 and RS-60 lots. Furthermore, we request the elimination of the FAR requirements of the RS-84 and RS-60 lots. We are not requesting any changes to the lot size requirements, building setbacks, the number of lots or the mean and median lot mix. The requested change will allow the builders of homes on the lots in the subject phases to utilize the complete building envelope established by the current setback requirements. The need of this change is brought about by the increasing desire of home buyers for single story homes.

This property is under contract and is scheduled to close in late August 2010 with development of the next phase to follow this fall. For this reason and potential negative implications to the potential builders and the developer, we further request an expedited consideration and potential approval of this request prior to the projected closing. It would be very helpful if the Planning and Zoning Commission could consider this request at its July 27, 2010, meeting and the City Council consider final approval at its August 3, 2010, meeting. Again because this is being requested to meet the demand for homes similar to those in the existing phases, we do not believe that this is a controversial request.

Please, feel free to contact me as noted on the application with any question or necessary clarification.

Thank you,

A handwritten signature in black ink, appearing to read 'Michael Dewers', written over a horizontal line.

Michael Dewers
Director of Land Acquisitions
K. Hovnanian Homes

