



16301 Quorum Drive  
Suite 200 B  
Addison, Texas 75001

T.972.248.7676  
F.972.248.1414

June 26, 2012

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

RE: Westlake  
Letter of Intent  
JBI Project No. JBG005

Dear Mr. Quint:

On behalf of our client, Hardin Lake, LLC, we are requesting to rezone approximately 31.6 acres of land from a Planned Development for Townhomes with the RG-27 zoning district as its base to the RS-45 zoning district. The property is shown on the Illustrative Plan. Westlake is located at the southeast corner of Hardin Road and Sorrell Road.

Westlake has approximately 896' of frontage along Hardin Road. Of the 31.6 acres, approximately 9.3 acres are in a soil conservation easement for Provine Lake. The remaining developable portion of the neighborhood is approximately 22.3 acres. The city's Comprehensive Plan recommends this area be developed with Medium and Low Density Residential uses. These land use designations allow for up to 12 homes/acre.

The included Illustrative Plan for Westlake identifies 95 single family home sites. The lots will have a typical size of 50' x 110' (5,500 square feet). This yields a density of approximately 4.1 homes/acre on the developable portion of the neighborhood. The existing zoning allows for 144 townhomes or 6.4 homes/acre. Our proposal is a 34% decrease from what is allowed with the current zoning on the property.

The majority of land in this part of McKinney is developed. As such, Westlake will be an in-fill neighborhood. The single family homes in Westlake will be developed as a combination of zero lot line homes and homes centered on the lots. The minimum side yard separation between houses will be 10'.

Westlake has been designed to allow for some homes to back to a portion of the conservation easement and for a street to front and open up the neighborhood to a portion of the conservation easement. The fronting situation occurs where the neighborhood is closest to the lake. This will allow the entire Westlake neighborhood to benefit from the lake views. Homes are backing the portion of the conservation easement which is nothing but a field with no other vegetation except for grasses. An open cul-de-sac has been incorporated into the neighborhood's design at its southern tip. This has been done to take advantage of the tree cover which exists in this portion of the conservation easement. Once again, allowing all of the neighborhood's residents to receive the benefits of the property.

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Mr. Quint

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Westlake will be a single family neighborhood which will be compatible to the existing single family neighborhoods in the area. Additionally, this request is in compliance with the City's Comprehensive Plan.

If you have any questions, please feel free to contact me.

Sincerely,

JB PARTNERS, INC.

Jerry Syb, AICP