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October 12, 2009

Ms. Jennifer Cox
Director of Planning
City of McKinney 221 N. Tennessee
PO Box 517
McKinney, Texas 75070

REFERENCE: LETTER OF INTENT-REZONE OF ESTATES AT CRAIG RANCH WEST

Dear Ms. Cox:

The purpose of this letter of intent is to request a Rezone of remaining Patio Homes located in the Phase 2, Estates at Craig Ranch West Subdivision.

There are currently Eight (8) constructed homes in this sub division. This Rezone Request would not apply to those respective built homes in accordance with PD-2006-11-133. The lots that are built and not part of this Rezone are as follows:

Lot 28R1, Block G
Lots 22R, 25R, 11R and 40R Block H,
Lot 23 R, Block I
Lot 35 R1 and 36R1, Block F.

The above referenced PD allowed for a 1 foot side yard and a 9 foot side yard. The purpose of the rezone is to allow or request amended restrictions on the remaining lots to be more appealing to the current market. The following items are being requested as part of this rezone request:

1.0 Lot Width, Lots to be permitted to be 50'0" and up to 54'0", depending on the location, i.e. lots adjacent to streets have a 15'0" side yard setback from the street, hence those respective lots would be wider.

2.0 Side Yard Setback: The zoning request is geared to requesting a 5'0" side yard setback in those cases where there are not existing homes siding. There is a 10'0" distance required between structures, in order to meet that respective requirement; proposed lots that side to an existing home with a 1'0" side yard will be required to have a 9'0" side yard.

The lots requiring an additional side yard requirement due to their siding existing homes are as follows:

Proposed Lot 23R1, Block H,
Proposed Lot 41R1 Block H,
Proposed Lot 24R1 Block I
Lot 27R1, Block G,
Lot 10R, Block H
Lot 34R1, Block F

When the term "Proposed" is used in this letter of intent, it is meant to imply an adjustment of currently platted lot lines in order to allow for an increase in lot width, the increase in lot width will allow the increased side yard setbacks to not affect the installation of a 40'0" Pad width. The proposed lots take into consideration the 15'0" requirement on lots that side with streets.

3.0 Rear Yard Setback:

In cases where the homes back up to an adjoining subdivision or to the existing screening wall, the distance is being requested to be 15'0".

In cases where lots back up to the pond features, that respective setback is be requested to be 10'0" from the property line to the face of the home.

4.0 Front Yard Setback: Please refer to attached exhibit.

The current PD does not call out front yard setbacks. However, the REC guidelines require the following:

"Not less than 1/10 of the lot width and not greater than 1/3 of the lot width of the average residential lot width along the street and shall be complied with by at least 80% of the linear footage of the buildings along the street block. 20% may be set back further than the build to line."

We are requesting the following:

Not less than 1/10 of the lot width. Any garage facing the street cannot be closer than 20'0" from the front property line. We are also requesting the requirement of 80% to 20% be removed. Based upon current market conditions, we are requesting these amended front yard setback conditions in order to develop a product that will be more flexible and feasible.

The current product on the ground in the Subdivision has at least three different designs.

One design allows for a swing garage type orientation, which allows for a home to be built at a minimum distance from the street of 5'0". (Lots 22R1, 11R, 25R1 and 40R, Block H)

Another product has a front entry garage facing the street (Lot 28R1, Block G); the distance from the garage to the property line is at least 20'0". However, the front building face is 8'0" from the property line. This has created an instance where the distance from the building to the face of the garage is less than 20'0" as called out in the Guidelines. The entry into the home is along the south side and has created a court yard affect which allows a high degree of privacy for the current home owner.

The final product (existing) on Lots 35R1 and 36R1, Block F, have front garage doors facing the street, set back at least 20'0" with the front entry into the home set back an additional 10'0" to the face of the building. This places the front entry from the property line 30'0" from the property line.

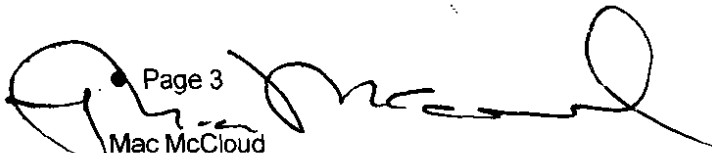
5.0 Lot Coverage:

The current REC guidelines will allow only 45% lot coverage. We are requesting this coverage be extended to 60%.

The current market conditions are leaning to an empty nester home buyer, that prefers a single story home in lieu of a two story home. We are requesting this increase in lot coverage to accommodate this market segment.

Thank you for considering this request. If I may answer any questions please do not hesitate to call.

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Mac McCloud
President
C&C Development, LP.



October 12, 2009

Cc: File, C&C Project Number 2005-003-A- PATIO HOMES REDO