

# SOUTHERN LAND COMPANY

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**Town Planning Studio**

## **P&Z SUBMITTAL LETTER OF INTENT**

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July 12, 2010

### **Tucker Hill**

**7270 West University Drive, McKinney, Texas**

(located on the north side approximately 2000 feet east of the Stonebridge Drive intersection)

### **RE: Rezoning Submittal - PD Revision #2**

On behalf of SLC McKinney Partners, Southern Land Company is requesting a rezoning for South District of Tucker Hill. This request corresponds with the 348 acre portion that is south of Wilson Creek and that includes Phase 1 of the community. Existing Phase 1 lots currently sold to other parties are excluded from this rezoning request. With the resubmittal package, plan sheets of the Pattern Book will graphically represent these exclusions.

In the rezoning request, we are proposing revisions to the Ordinance Version of the Pattern Book. Revisions are proposed to portions of the design code without modification to plans or entitlements. No change is proposed to the existing PD base zoning district or to the adopted General Development Plan.

The proposed rezoning revisions are for three purposes;

1. To eliminate non-enforceable provisions in document. The submittal changes many previously "suggested" items to "required items" and the removes other items not considered appropriate to be regulated by the City. The developer's Community Design Guidelines will address items that the City will not enforce.
2. To incorporate updates that address lessons learned from the initial phase of home building and that address changes in the real estate market.
3. To simplify the remaining code to obtain a more "user friendly" code. This includes resolving inconsistencies and clarifying definitions while retaining the transect based provisions.

This rezoning is proposed to improve the design code while retaining Tucker Hill's unique character. We appreciate City staff's consideration of this request and suggestions as we work to improve our community specific zoning. The target date for P&Z is their August 10<sup>th</sup> meeting and the target City Council date is September 21<sup>st</sup>.

Best Regards,  
Douglas L. Sharp  
Vice President - Town Planning

