



CORWIN ENGINEERING, INC.

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September 20, 2016

City of McKinney
221 N. Tennessee
McKinney, TX 75070

To Whom It May Concern,

We are requesting a zoning change on a 0.765 acre tract of land located adjacent to and on the west side of Independence Parkway approximately 500 feet south of Westridge Boulevard. The site is currently zoned PD 2001-08-087 "R-1" – Retail District and we are requesting a change to zoning district "C1" – Neighborhood Commercial. The zoning change is desired to allow a medical office building be constructed on the site. The current zoning only allows office up to 50% of the building floor area. Office is a less intense use than retail so there should be no negative impacts on the surrounding properties.

Sincerely,
CORWIN ENGINEERING, INC.

Brandon Davidson, P.E.