

RONALD LUSTIG  
733 CREEK VALLEY CT  
ALLEN, TX 75002  
214-914-4251

April 25, 2011

Anthony Satarino  
City of McKinney Planning Department  
221 North Tennessee Street  
McKinney, TX

Re: 612 Barnes Street

Dear Mr. Satarino:

I request the division of 612 Barnes Street into two lots. The property was first deeded as 99' x 127' and contains 0.283 acres.

Existing zoning is RS 60 within the historic district. Each lot will be 6" less in width than required by the RS 60 zoning, according to the original deed measurements.

Our site plan will allow all trees to remain on the lot. Among the trees, a specimen burr oak exists along Griffin St. With proper pruning by our arborist, the trees can remain healthy for many years.

The housing style will be traditional or craftsmen, similar to houses we have previously built in the historic downtown. The setbacks along Barnes and Griffin Streets are the same as the existing houses.

The property is now a vacant lot in an area with widely varying lot sizes. Until the house was demolished, the property had a history of rental to families with social and criminal problems. Some of the adjoining houses show signs of significant neglect, and we have shown significant neighborhood revitalization due to our new construction. A smaller lot size will allow sale of new homes to younger families at reasonable prices.

Property location is the Northwest Corner of Griffin and Barnes Streets. Zoning and Council dates will follow the published calendar for 2011.

Thank you for your consideration of this matter.

Sincerely,

  
Ronald Lustig

