



FRISCO OFFICE  
11000 Frisco St.  
Suite 400  
Frisco, Texas 75033  
469.213.1800

May 10, 2021

City of McKinney  
Planning Department  
221 N. Tennessee St.  
McKinney, TX 75069

RE: NWC Silverado Trail & McKinney Ranch Parkway Re-zoning

Please allow this Letter of Intent to serve as the applicant's request to re-zone the above referenced property containing  $\pm 9.6756$  acres and generally located at the northwest corner of McKinney Ranch Parkway and Silverado Trail. The property is currently governed by the PD Ordinance No. 2003-03-019 & PD Ordinance No. 2007-08-072. The intent is to allow traditional style townhomes within the MU-RET-1 district. Market demand has diminished the need for "Live/Work" style residences, and the proposed townhomes would be a suitable buffer between the remaining retail tracts and the existing single-family homes within the Brookstone Subdivision to the north.

Regards,

A handwritten signature in blue ink, appearing to read "David Kalhoefer", is written over a blue line.

David Kalhoefer, Senior Planner

Peloton Land Solutions