

May 13, 2016

Mr. Brian Lockley  
City of McKinney  
Planning Department  
221 N. Tennessee Street  
P.O. Box 517  
McKinney, Texas 75069

**RE: Letter of Intent for PD Rezoning**

Dear Mr. Lockley:

On behalf of the client, 1519 Engineering is submitting a request for PD rezoning.

The acreage of the subject property is 0.516 acres (22,494 square feet). The subject property is approximately 65 feet South of Ida Street and bounded on the East by State Highway 5 (South McDonald Street), on the South by Christian Street and on the West by Chestnut Street. The subject property has an existing zoning district of BN (Neighborhood Business). The requested zoning district of PD (Planned Development), specifically the zoning laid out via State Highway 5 Corridor Context Sensitive Master Plan that was adopted June 17, 2014. The reasoning for this change of zoning is to begin the revitalization of State Highway 5 area to this adopted master plan. The advantages of utilizing this zoning allows for these lots to be developed in a cohesive manner and allow for attractive commerce on these smaller lots. Due to this zoning the sidewalks along State Highway 5 will be increase to 10 feet in width, allowing for the encouragement of foot traffic to the retail establishments along this roadway.

Please see attached Concept Plan for zoning specifications.

If you have any questions regarding the content of this resubmittal, please feel free to give me a call at 214-534-5803.

Sincerely,

1519 LLC  
TBPE Firm Registration No. F-16233

Clint Lannen, P.E.

  
xc: Project File