

Mr. Michael Quint
Director of Planning
City of McKinney
P.O. Box 517
McKinney TX 75070

RE: Letter of Intent to Request Rezoning a 5.54 Acre Tract and a 10.93 Acre Tract located at the southeast corner of Wilson Creek Parkway and Rockhill Road, McKinney, TX.

Dear Mr. Quint:

It is the intent of NEXmetro Development LLC (NMD), to develop a residential community on two tracts located at the southeast corner of Wilson Creek Parkway and Rockhill Road, in McKinney, TX. Two tracts, each zoned differently, will need to be combined and rezoned in order to achieve a 16.4 acre site. The first tract, a 5.54 acre tract is zoned PD 1354, approved by City Council on June 7th, 1983. This tract allows for multi-family use not to exceed 29 units per acre. The second tract, a 10.93 acre tract is zoned RG-18. The underlying zoning of each tract allows for our intended use, however, the purpose of this letter is to outline how our proposed development will exceed underlying base zoning.

NMD is requesting a rezoning to a Planned Development District because our “hybrid” housing product is unique when compared to traditional multi-family developments. The proposed development standards herein will allow for the construction of a single story detached rental home neighborhood that is a unique housing option for the McKinney area. The proposed development standards are tied to a specific concept plan to assure understanding between the City and NMD on the intent and vision for the project.

Our “hybrid” housing product is well-suited to changing housing trends in America and has proven to be successful in many locations throughout the country. The product appeals to several demographic groups such as young professionals, empty-nesters, seniors and pre-seniors.

We request that our application be considered by the Planning & Zoning Commission on March, 24, 2015 and the City Council on April 7, 2015.

Respectfully,



Jon Van De Voorde
Vice President
NEXmetro Development LLC