



**ARCHITECTS
INTERIORS
LANDSCAPE
PLANNING**

Dallas
2808 Fairmount Street, Suite 300
Dallas, Texas | 75201
214.303.1500

Ft. Worth
3300 West 7th Street, Suite 110
Fort Worth, TX | 76107
817.303.1500

November 14, 2016

Mr. Brian Lockley
City of McKinney
Director of Planning/Planning Department
221 N. Tennessee Street
McKinney, Texas 75069

RE: Wilson District

The Wilson District sits on a tract of land at the north edge of the McKinney city limits. It is roughly 112 acres bounded by U.S. 75 to the east, Laud Howell Parkway to the south, and Trinity Falls Parkway to the north. A large portion of this tract resides within the current 100 year floodplain, with the aim being to dig large ponds to lift roughly two-thirds of the property out of it. The property is currently zoned as "AG"; hence, any new development plan that deviates from this "base" zoning must be rezoned. Our proposal for your consideration is a new PD that will effectively rezone the full acreage as a mixed use development designed with sub-districts that are complemented by a form-based code. This code will ensure a level of performance that is desired by the City, while also allowing for the flexibility sought by individual site developers.

With the full support of the ownership of the property and using the City's vision per its Comprehensive Plan for the site, our objective of this submission is to foster a significant regional employment center with neighborhood retail and residential uses, by preparing a master plan as an urban and highly walkable mixed use development that will include office, restaurant, retail and residential.

Our team is excited to be presenting this submission to you for your consideration, and look forward to proceeding through the administrative process for this important site in your city.

Regards,
GFF PLANNING

A handwritten signature in blue ink, appearing to read 'Brian E. Moore', with a long horizontal flourish extending to the right.

Brian E. Moore, AICP
Director
Principal

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By Planning Department at 3:27 pm, Nov 14, 2016

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