

# *Banyi McKinney, LLC*

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May 9, 2022

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

Re: Letter of Intent Planned Development Zoning Application  
Ordinance 2017-12-107 – 1003 Throckmorton Street, McKinney, Texas 75069

This letter is for the above captioned application.

The subject site measures approximately 14.267 acres and is located at the corner of US Highway 380 (University Drive) and Throckmorton Street with the above captioned address. Tracts 1 and 2 of the subject site is currently zoned Planned Development under Ordinance 2017-12-107 (“PD”). Tract 3 is zoned Light Manufacturing – ML.

The zoning request is being submitted in part at the request of the City Council to replace the existing mandatory retail use under the PD to allow for all multifamily use, and to align the ML zoning on Tract 3 with the PD zoning for the proposed 380 Villas multifamily project. This rezoning will allow for the most optimal design of the proposed 380 Villas project in line with the City Council’s expressed preference and the use of an otherwise landlocked Tract 3 of the subject site.

The application is being presented as a planned development application to accommodate both the existing PD and the unique features of the subject site. The subject site is divided into two (2) parts by a little creek: the north eastern part is land locked and shares boundary with the DART Rail. The current zoning request will combine all tracts to enable a feasible development.

Included with this application are the following items: 1) zoning application; 2) proposed development regulations; 3) zoning exhibit; 4) meets and bounds description.

Please do not hesitate to contact the undersigned at [joseph@sdcus.com](mailto:joseph@sdcus.com) or 214-342-1400 for any questions and/or clarifications.

Yours sincerely,



Joseph Agumadu  
Manager