

PETSCHE & ASSOCIATES, INC.

Professional Engineers • Land Surveyors • Development Consultants

January 21, 2010

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

Attn: Jennifer Cox, Director of Planning

Re: Notice of Intent – Rezoning Request & SUP
Parcel 511 (Altamura Estates)

Dear Ms. Cox:

We are hereby requesting on behalf of John Mathews, the review and approval of the attached Rezoning application package as referenced above. This application is intended to convert the previously submitted SUP application to a rezoning case and to have the two cases combined into one application. The intent of the rezoning case is to rezone the property to set a standard side yard setback and relocate the alignment of the required hike & bike trail. The intent of the SUP case is to have private streets.

The subject property, consisting of 6.664 acres of land, is located on the east side of Ridge Road, approximately 1,800 feet north of Virginia Parkway. Pursuant to Ordinance 1621 and amended by Ordinance 07-05-053, the tract is zoned SF-1. This zoning states that the side yard setback is to be 10% of the lot width. We are proposing that the side yard setback be set to a uniform width of 15' on all of the lots. We intend on keeping the front and rear yard setbacks at the current width of 20'.

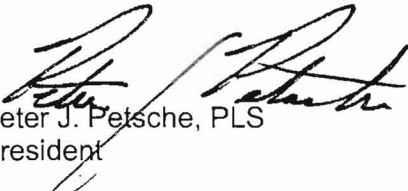
The current hike & bike trail location is depicted as running along the creek at the eastern edge of the property. The location we are proposing is along Ridge Road on the western edge of the property. The connection point of the revised location will remain the same at the bridge underpass.

We request that this application be run concurrently with the preliminary-final plat of Parcel 511 (Altamura Estates).

Please find a check for the following application fee for this submittal. We had previously submitted a check for \$250 for the SUP application. We have been directed by the planning department to submit a check for the difference between the fees for a rezone request and a SUP. The total cost for the rezone is \$424.90. Therefore the difference is \$174.90. This is the amount of the check submitted at this time.

Do not hesitate to contact me should you have any questions or require additional information.

Sincerely,
PETSCH & ASSOCIATES, INC.


Peter J. Petsche, PLS
President

JAN 21 2011

cc: A/A File
John Mathews

☑ 2600 Eldorado Parkway, Suite 240 • McKinney, Texas 75070 • (972) 562-9606