



September 3, 2015

Brian Lockley
Interim Director of Planning
221 N. Tennessee
McKinney, Texas 75069

RE: Letter of Intent – McDowell Property – SWC of McKinney Place Drive and Collin McKinney Parkway – Rezoning Request

Dear Mr. Lockley:

Please accept this correspondence as my Client’s formal Letter of Intent for the submittal of a Rezoning Request for the above referenced property. Currently the property is zoned for multi-family uses with an approved site plan for 541 units.

We would like to zone the property for single family detached units developed as REC Neighborhood Zone Standard Lot and Single Family Detached Small lot with a maximum of 142 lots. The Single Family Detached Small lot zoning shall not exceed a maximum of 60 lots and be located generally along the eastern property lines where adjacent to the drainage easement/common area and multi-family residential development. These areas identified as Single Family Detached Small lot shall also allow lots to be developed under REC Neighborhood Zone Standard Lot. Additionally, we are requesting that there be no maximum lot width or area. In order to provide a provision of exceptional quality for a Planned Development rezoning request, we will plant one additional tree for every 50’ of frontage along Collin McKinney Parkway and McKinney Place Drive (in addition to the 1:50 tree required by the subdivision ordinance). Additionally, all front entry garage homes shall feature garage doors with a carriage-style design, typically featuring vertical slats, high windows, antiqued hardware, and additional detailing to give the appearance of swinging or sliding doors.

We have attached a conceptual site layout for informational purposes only.

If you have any questions, please contact me at 469-424-5900 or at levi.wild@sanchezassociates.net if this is more convenient.

Regards,

Levi A. Wild, PE

CC: File