



September 8, 2014

Michael Quint
Director of Planning
221 N. Tennessee
McKinney, Texas 75069

RE: Letter of Intent – 12.8 Acres SEC of Ridge Road and McKinney Ranch Parkway

Dear Mr. Quint:

Please accept this correspondence as my Client's formal Letter of Intent to submit a Rezoning Request for the subject property. My Client intends to develop a maximum of 60 front entry 50'x110' lots. We are requesting to zone the property for development of single family detached lots with the following development regulations:

1. The subject property shall develop in accordance with the area and bulk regulations for SF-5 except as follows:
 - a. Maximum of 60 lots
 - b. A median and mean lot size of at least 5,500 ft²
 - c. The REC shall not apply

Our Client does not intend to rezone the commercial corner of the overall parent tract at the hard corner of Ridge Road and McKinney Ranch Parkway; however, through the land planning process, we've chosen to buffer the future residential homes by backing the residential homes to the future commercial as opposed to facing future homes toward the commercial. In order to achieve a better quality of life for the future residents through this land planning concept, the overall commercial corner will be reduced by approximately 30%. The remaining commercial will be +/- 2.5 acres which is adequate for neighborhood commercial development. The property is currently zoned PD (Planned Development District). I have attached a conceptual layout for informational purposes only.



Thank you for your time and consideration in this matter. If you have any questions, please contact me at 469-424-5900 or at Levi.wild@sanchez.associates.net if this is more convenient.

Regards,

A handwritten signature in black ink, appearing to be "L. Wild", written over the word "Regards,".

Levi A Wild, P.E.
CC: File