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CIVIL ENGINEERS

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July 25, 2016

City of McKinney
221 N. Tennessee Street
McKinney, Texas 75069

RE: Timber Creek
Zoning Planned Development - Letter of Intent
DAA Job No. 10017

To Whom It May Concern,

On behalf of our client, Forestar (USA) Real Estate Group, Inc., please accept this letter as our Letter of Intent to describe and explain the requested Zoning Planned Development amendment.

The subject property is 197.109 acres located adjacent to Hardin Road, just north of Wilmeth Road. Timber Creek will be development in multiple phases pursuant of market demands. Timber Creek is a new addition being developed by Forestar (USA) Real Estate Group featuring homes by Highland Homes and Drees Homes.

Please find attached our request for amending the existing Planned Developments Ordinance No. 2001-08-094 and 02-06-069. These existing Planned Developments currently stipulate the maximum lot coverage to be 50%. The most recent change in the Zoning Ordinance removed the maximum lot coverage to allow larger homes on any given lot. This request is simply to remove the maximum lot coverage to more closely resemble the home building market in the spirit of the City's new Zoning Ordinance. No other changes are requested.

With the submittal of this Zoning Planned Development amendment application we respectfully request Planning & Zoning Commission consideration on the August 09, 2016 meeting date followed by City Council consideration on the September 06, 2016 meeting date.

Please feel free to contact me should you have any questions regarding our request. We respectfully request your approval of this amendment.

Sincerely,

Traci Shannon Yost Kilmer
Planning Project Manager