



March 17, 2020

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

**RE: Letter of Intent –Zoning Change Request for True Street Motorsports
McKinney, TX**

To Whom It May Concern:

The purpose of this letter is to request a zoning change for two properties located ± 950 feet northwest of the intersection of Country Lane and Harry McKillop Boulevard. The zoning change request includes a ± 1.2 -acre lot known as Lot 1, Block B of the IESI-McKinney Addition and ± 0.70 -acres out of Tract 23, described by deed to Jimmy R. and Susan K. Montgomery.

The developer intends to purchase part of Tract 23 due to the geometric limitations and inefficient shape of Lot 1. The PD associated with Tract 23, PD 2004-05-053, has a base zoning of Light Manufacturing (ML); however, soccer fields are the only allowable use due to the tied down layout. Lot 1 has a base zoning of ML, which is an obsolete district.

The developer requests to remove the PD associated with part of Tract 23 and rezone to the Light Industrial (LI) district. Lot 1 is included in the zoning change request to allow for uniform standards for the development and update to a current district.

Upon approval of the zoning request, Lot 1 and part of Tract 23 will be platted together to create a single lot for development conforming to the LI district standards.

Please contact me at (469) 301-2582 or eric.jeske@kimley-horn.com should you have any questions.

Thank you,

KIMLEY-HORN AND ASSOCIATES, INC. (Firm No. F-928)

Eric T. Jeske, P.E.

(License No. 130295)