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December 20, 2012

Mr. Brandon Opiela
City of McKinney
221 N. Tennessee
McKinney, Texas 75070

RE: Bloomdale Rd/Custer Rd
Letter of Intent
JBI Project No. WCD033

Dear Mr. Opiela:

On behalf of our client, Clark Partners, LP, we are requesting to rezone approximately 66 acres of land from the AG Agricultural District to a planned development for the BG General Business District and the RS-72 Single Family District. The property is shown on the Zoning Exhibit. The property is located at the southeast corner of Bloomdale Road and Custer Road.

As you will note on the Zoning Exhibit, the property proposed for the BG zoning has approximately 1,174' of frontage along Bloomdale Road and 803' of frontage along Custer Road. The BG zoning request is for approximately 18.6 acres. The city's Comprehensive Plan recommends this area be developed with "Community Village" uses.

The remaining 46.5 acres is proposed to be zoned to with the RS-72 development standards. This portion of the property has approximately 2,724' of frontage along Custer Road. The included concept plan identifies 107 home sites. The lots will have a typical lot size of 60' x 120' (7,200 sq ft). This yields a density of approximately 2.8 homes/acre. The city's Comprehensive Plan recommends this area be developed with "Suburban Mix" uses and development densities which include a general residential density of 3.2 homes/acre and a median and mean lot size of 7,200 square feet. As such, our request complies with the City's Comprehensive Plan.

This rezoning request is running concurrently with an annexation request for the property

If you have any questions, please feel free to contact me.

Sincerely,

JBI PARTNERS, INC.

Jerry Sylo, AICP