



February 14th, 2018

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

RE: Letter of Intent – Rezoning Request
Approximately 4.0 Acres
SEC of Meadow Ranch Road & U.S. Highway 380;
S&A Project Number: 02128-001

Dear Mr. Lockley:

Please accept this correspondence as the formal Letter of Intent for the rezoning request for the four (4) acres located at the southeast corner of Meadow Ranch Road and U.S. Highway 380. Currently the property is zoned under a PD Planned Development Ordinance No. 1998-11-93 and AG – Agricultural District and “CC” – Corridor Commercial Overlay District.

In an effort to affectively market the property for future commercial development, our Client is requesting to rezone the two (2) acre tract against U.S. 380 to C-2 (Commercial) and “CC” - Corridor Commercial Overlay District. This zoning district should allow for flexibility for future uses on the site and be compatible with the adjoining properties as development occurs along U.S. 380. Currently this portion of the site is occupied by an accounting business.

Our Client recognizes that there are existing single family homes adjoining the southern boundary of the property. As such, our Client is requesting that the two (2) acre tract along Meadow Ranch Road, bounded by the portion of the subject property requesting to be zoned to C-2 and the single family homes to the south, be rezoned to SO (Suburban Office) and “CC” – Corridor Commercial Overlay District. This zoning district will provide a good transition from the commercial uses along U.S. 380 into the single family residences to the south. Currently this portion of the property is occupied by a single-family residence.

Since this item was last presented to the Planning and Zoning Commission, we have sent out to the adjacent residents, the attached FAQ (frequently asked questions) flyer and made attempts to contact the residents to have a face to face meeting. We received the attached comments; however, we have not been able to obtain any response to accommodate an in-person meeting.



Thank you for your time and consideration in this matter. If you have any questions, please contact me at 469-424-5900 or at Casey.Gregory@thesanchezgroup.biz if this is more convenient.

Regards,

A handwritten signature in black ink, appearing to read "Casey Gregory", written over a horizontal line.

Casey Gregory, P.E.

Project Manager

CC: File