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May 13, 2013

City of McKinney  
Planning Department  
P.O. Box 517  
McKinney, Texas 75069

Re: Letter of Intent supporting request for a zoning change for 6.833 acres in the G. S. Baccus Survey, Abstract No. 95, City of McKinney, Collin County, Texas

Dear Planners:

This letter accompanies the application for a zoning change submitted by me on behalf of the owner, McKinney Seven 17, LP, a Texas limited partnership, on May 13, 2013, and incorporates the information contained therein which is recited again as follows:

1. The acreage of the subject property is 6.833 acres as shown on the general site plan which accompanied the application.
2. The existing zoning on the tract is PD – Planned Development Ordinance 2001-02-017.
3. The requested zoning for the tract is to amend the PD as follows:
  - Include independent living (retirement community) as an allowed use;
  - Provide that the Property shall be developed in accordance with the Conceptual Site Plan attached as Exhibit A;
  - Provide that all structures shall be developed in accordance with the REC Community, Civic and Institutional standards, except where the same conflict with the Conceptual Site Plan, in which event the Conceptual Site Plan shall control; and
  - Provide that the structures shall conform to the architectural elevations attached as Exhibit B.
4. The Property is not presently subject to the REC development guidelines. The applicant is requesting this rezoning to permit the Property to be developed in accordance with the REC development guidelines.
5. There are no special considerations requested or required.