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Attorneys and Counselors

January 9, 2017

McKinney Planning and Zoning Commission
City of McKinney
c/o Melissa Spriegel, Planner I
221 N. Tennessee Street
McKinney, Texas 75069

Re: Zoning Case #16-341Z - Request to Rezone Property Located Approximately 3,200 Feet South of U.S. Hwy 380 (University Drive) and on the East Side of Lake Forest Drive (the "Subject Property") from SF5 – Single Family Residence District to TH – Townhome Residential District

Dear Members of the Planning and Zoning Commission:

Carlisle Grace Ltd. ("Carlisle") owns an approximately 33-acre tract of land adjacent to and east of the Subject Property. The Subject Property was rezoned to SF5 in 2015, and the ordinance approving the rezoning contained an advisory to staff to require access to be provided to the property to the east (i.e., the property owned by Carlisle). In addition, the City's Comprehensive Plan states that local streets that link and connect different subdivisions need to be direct and logical in alignment. The proposed concept plan for the Subject Property, which was provided for information only, shows a cul-de-sac street near the eastern property line, which would not allow access to the property to the east. Carlisle requests that, if case #16-341Z is approved, the ordinance approving the zoning include the same advisory to staff to require access to be provided to the property to the east.

Additionally, when the utilities for the Subject Property are addressed as part of the platting process, Carlisle requests that such utilities be extended to the adjacent eastern property line. Such utility extensions will improve the fiscal analysis for Module 34 and the City by maximizing the development opportunities and estimated tax revenues on adjacent property.

Respectfully,



Melissa Lindelow

cc: William Carlisle, Carlisle Grace Ltd.