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E N G I N E E R I N G

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May 27, 2014

Ms. Kathy Wright
Planning Department
City of McKinney
221 North Tennessee Street
McKinney, Texas 75070

Please accept this as a formal Letter of Intent regarding the development of the referenced property, located at the southwest corner Lake Forest Drive and Bloomdale Road.

My client intends to rezone 16.07 acres for single family residential use and leave the hard corner in its existing zoning. The proposed zoning for this tract is Single Family - Planned Development per the specifications contained herein; the existing zoning is Planned Development for commercial use. The primary goal is to develop this property in a manner that is desirable and beneficial to all stakeholders.

The proposed Planned Development enhances the architectural requirements for the homes, allows for lot size calculations in compliance with the City's average mean and median specifications, and provides for a marketable commercial corner at the Lake Forest Drive/Bloomdale Road intersection. We would like to work with City Staff in drafting the Planned Development to incorporate the following criteria:

- Minimum lot size of 6,000 sf, with a minimum mean and median lot size of 7,200 SF and a maximum density of 4.5 dwelling units per acre
- Minimum front and rear yard setbacks of 20'
- Minimum side yard setback of 5' on interior lots, and 15' on corner lots
- All garage doors will be clad in stained wood
- Porches, patios, and similar structures may encroach over the front building line up to 7'
- All homes will have a minimum air-conditioned space of 2,100 sf
- Masonry coverage shall be 100% on the front elevation of homes and 75% on all first-floor walls

A proposed concept plan complying with these requirements is included in the package and is intended to be incorporated into the Planned Development document.

If you have any questions, do not hesitate to contact me.

Sincerely,
Spiars Engineering, Inc.

Matt Dorsett, P.E.