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14902 Preston Road, #404
Dallas Texas 75254
214.316.9600

9.12.17
Rev. 10-26-17
Rev. 11-03-17

Planning Department
City of McKinney
221 Tennessee
McKinney Texas 75069

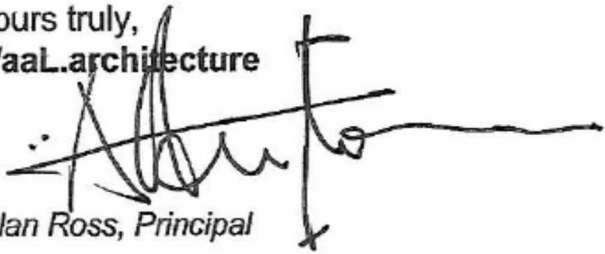
Re: Letter of Intent requesting a zoning change for 3.416 ac in the TJ McDonald Survey, Abstract No. 576 in the City of McKinney, Collin County, Texas (the "Property")

To whom it may concern:

The letter of intent incorporates the application for a zoning change submitted by us on behalf of the owner, BVJV Watauga, LP, on September 12, 2017 (rev. 10.26.17). It also contains information therein, as follows:

- 1) The acreage of the property is 3.416 ac. as described in the Metes and Bounds description attached to the application. A Zoning Map is attached hereto as an Exhibit.
- 2) The existing zoning on the tract is 'C' - Planned Center District and the 'CC' - Corridor Commercial Overlay District.
- 3) The Applicant requests that the Property be zoned 'LI' - Light Industrial and 'CC' - Corridor Commercial Overlay District on Lot 2.
- 4) There are no other special considerations required or contemplated.
- 5) Reason for request: The property will no longer be of Commercial value as it will have no frontage on Hwy. 75 and frontage only on McLarry Drive. The property to the south was recently rezoned to 'LI' as it's been divided into two parcels, namely a western Lot and an eastern Lot, which also only fronts on McLarry Drive. The 'LI' Light Industrial designation is an appropriate zoning for this parcel.
- 6) The subject property is situated on west side of McLarry Drive, south of Bloomdale Road and east of Highway 75 North.
- 7) The applicant requests an appearance before the Planning and Zoning Commission and the City Council at the earliest possible dates.

Yours truly,
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Allan Ross, Principal