



September 10, 2018

Jennifer Arnold
Interim Director of Planning
City of McKinney
221 N. Tennessee St.
McKinney, TX 75069

Re: Proposed Re-Zoning of 8734 W. University Drive, McKinney, TX 75071

Dear Jennifer:

The purpose of this letter of intent is to outline our request for a change in zoning for the properties described below:

LOCATION OF THE PROPERTIES:

8734 W. University Drive, McKinney, TX 75071
Otherwise known as: Abs A0995 BP Worley Survey, Tract 13, 1.919 acre parcel located at the northwest quadrant of US 380 (University Drive) and County Road 852 (Walnut Grove Road).

CURRENT ZONING:

PD (Ordinance # PD 2005-06-064) with an underlying zoning of "BN".

REQUESTED ZONING DISTRICT:

We are requesting a change of zoning to "C2"- Local Commercial District and "CC"-Corridor Commercial Overlay District.

JUSTIFICATION FOR RE-ZONING:

The subject properties front the highly trafficked and growing US 380 and are located just to the east of Custer road, another highly trafficked arterial thoroughfare. The subject property is part of a 12-acre commercial development. We, as developers and owners, have already re-zoned four other parcels in our development to C2 and would like to have a consistent zoning throughout our project.

Sincerely,

A handwritten signature in black ink that reads 'Ryan McIntosh'.

Ryan McIntosh

Trinity Partners Commercial Real Estate
P.O. Box 96011
Southlake, Texas 76092

