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November 24, 2021

City of McKinney  
Planning Department  
221 N. Tennessee Street  
McKinney, Texas 75069

**Re:** Letter of Intent supporting request for a zoning change for 4.037 acres of land situated in the City of McKinney, being a part of the Tola Dunn Survey, Abstract No. 284, Collin County, Texas, and being a part of that same tract of land as described in deed to Kenneth James and Karen Sue Gracy recorded in Volume 3318, Page 970 of the Deed Records of Collin County, Texas (the "Property")

Dear Planners:

This letter of intent accompanies the application for a zoning change submitted by me on behalf of the owners, Mickey Beatty, John M. Loucel and Kenneth E. Lusk, and incorporates the information contained therein which is recited again as follows:

1. The acreage of the Property is 4.037 acres as shown on the Zoning Exhibit which accompanies the application.
2. The existing zoning on the Property is controlled by PD-Planned Development under Ordinance No. 2005-02-015.
3. The Applicant requests that the Property be rezoned to a new PD-Planned Development intended to develop as a supportive housing program for displaced single mothers. Both office building(s) and multiple family dwellings are being proposed as permitted uses as more fully set forth in the Planned Development Regulations attached hereto. In support of this rezoning request, the Applicant submits that the modified development regulations are conducive to the vision set forth by Shiloh Place. Shiloh Place does not desire a multi-family, apartment complex feel, but rather to blend with the surrounding single-family residences and build a sense of community and refuge.
4. Development of the Property will conform to the Planned Development Regulations submitted along with this letter.
5. The deviations from the standard requirements, which are set forth in the Development Regulations, are driven by the unique demands and operations of Shiloh Place. Shiloh Place will require a front office for staff and business operations. Residents are not permitted to have guests. Therefore, additional parking is not needed. The Applicant does not request a reduction in building setback or landscape buffer

requirements, only to remove the additional setback requirement when directly adjacent to single family uses due to the desire to blend

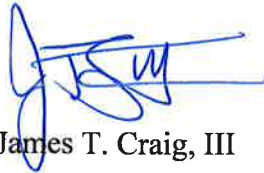
6. Attached hereto is an initial concept plan for the development of the Property showing the general layout.

7. There are no other considerations requested or required.

The applicant requests an appearance before the Planning and Zoning Commission and the City Council at the earliest possible dates.

In the event that any other information is required for this Letter of Intent, please refer to the application filed contemporaneously herewith.

Very truly yours,

A handwritten signature in blue ink, appearing to read "JTC III", with a stylized flourish extending to the right.

James T. Craig, III