



December 20, 2021

Jennifer Arnold  
Director of Planning  
221 N. Tennessee  
McKinney, Texas 75069

**RE: Letter of Intent – Zoning Change Request**  
**Approximately 17.9 Acres**  
**Commerce Tx Holding, LLC**  
**S&A Project Number: 02-190.01**

Dear Mrs. Arnold,

Please accept this correspondence as the formal Letter of Intent to rezone the approximate 17.9-acre property located on the east side of State Highway 5 approximately 325' north of Plateau Drive. The site is currently zoned under PD Ordinance Number 2005-01-004. It is the intent of this rezoning request to rezone the eastern portion of the site for single family and two family (duplex) residential uses. We have used the requirements of the City of McKinney's "New Code McKinney" proposed Zoning Districts and Uses as a base for this request

The western portion of the site which is adjacent to State Highway 5 will remain governed by the current PD 2005-01-004 zoning ordinance.

Thank you for your time and consideration in this matter. If you have any questions, please contact me at 469-424-5900 or at [casey.gregory@thesanchezgroup.biz](mailto:casey.gregory@thesanchezgroup.biz) if this is more convenient.

Regards,

Casey Gregory, P.E.  
Director of Engineering  
Sanchez & Associates LLC