



October 21, 2016

City of McKinney Planning Department
221 N Tennessee
McKinney, TX 75069

**RE: *Letter of Intent – Straight Zoning Request
Adolphus Homes McKinney
SE of University Blvd and Community Ave.***

To Danielle Quintanilla:

Please accept this correspondence as the revised Letter of Intent for the Adolphus Homes McKinney project, located approximately 2,00-feet south of University Blvd, on the East side of Community Ave.

1. The subject tract is 17.65-acres as outlined in the official zoning exhibit attached to the application.
2. The existing zoning on the tract is Planned Development PD Ordinance No. 2011-12-080 – “O” – Office District.
3. The applicant requests the property be changed to “SF5-Single Family Residential District” zoning.
 - a. Although this property currently has a base zoning district of Office, the surrounding properties to the south and north have both been developed as residential uses and the subject tract is the remaining 17.65-acres in the area that is undeveloped. Since the adjacent properties are both residential uses and the subject site’s location and geometric shape do not support a commercial development, we are proposing to change the zoning to allow single-family development and provide the highest and best use for the property. Unlike the current zoning, the proposed zoning and use will be compatible, marketable, feasible, and sustainable.
4. No other considerations are requested.
5. The applicant requests being placed on the earliest possible agendas for the Planning and Zoning Commission and City Council.

Thank you for your time and consideration in this matter. Please contact me at (972) 335-3580 or david.kochalka@kimley-horn.com should you have any questions.

Sincerely,

David Kochalka, P.E.