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February 13, 2017

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

**RE: Letter of Intent – Zoning Change
Experian 18 Acre Parcel
JBI Project No. SBK008**

To Whom It May Concern:

On behalf of Southbrook Investments, Inc., the applicant, please accept this letter of intent and request for approval of a rezoning of a parcel of land totaling approximately 18.82 acres located south of Eldorado Parkway, approximately 1,200' east of Custer Boulevard.

The parcel is currently zoned to a Planned Development (PD) with an underlying zoning of "O-2". (Ordinance No. 97-12-66)

This request is to rezone the property from the PD to the straight zoning districts of C2-Local Commercial District and TH-Townhome Residential District. Specifically, the most northerly 300' of the 18 acre parcel is being requested to be zoned to the C2 District (Approximately 5.0 acres). The remaining 13.8 acres are being requested to be zoned to the TH District.

The primary reason for the rezoning request has to do with changing development patterns. This property is approximately 3.5 miles north of the Sam Rayburn Tollway and the McKinney Corporate Center-Craig Ranch. The property fronts on Eldorado Parkway, which is a 6 lane, divided road. The property is situated within an area primarily developed as single family neighborhoods with supporting retail/office/service uses. Since this property was zoned in 1997, low and medium intensity office developments have migrated to the Tollway corridor in general, and specifically to the Corporate Center. These areas have afforded much better visibility and access for an office development. It has also created a better environment for the single family neighborhoods by keeping the traffic associated with such office developments away from the neighborhoods.

The requested zoning is much more compatible with the existing neighborhood development patterns by providing opportunities for additional retail and service businesses. Also, allowing for a different type of single family development helps to encourage a diversity of homeowners in the area.

Please call me at 972-738-0248 if you have any questions.

Sincerely,
JBI PARTNERS, INC.

A handwritten signature in black ink, appearing to read "Jerry Sylo". The signature is stylized and includes a long horizontal stroke extending to the right.

Jerry Sylo