



March 3rd, 2020
(Revised)

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

RE: Letter of Intent to rezone a 22.91 tract of land located on the west side of North Lake Forest Drive approximately one ½ mile south of West University Drive and one ½ mile north of Virginia Parkway.

Dear Planners:

The subject property is currently zoned AG and it is the applicant's desire to modify the property to a Planned Development (PD) with an underlying SF5 zoning to allow for 72 single-family residences. The reason for the rezoning request is to allow for the highest and best use for the subject property, which is for move-up detached homes.

The amount of floodplain, topography and the configuration of this requires there to be specific variances to SF5 zoning. The integrity of the SF5 ordinance will be maintained but the following variances are being requested:

- The mean lot size shall be reduced to 6,500 square feet and the median lot size shall be reduced to 6,000 square feet because of the configuration of the property, the topography and the existing floodplain.
- In order to allow for larger, move-up price point homes the minimum rear yard setback shall be 10'.

Provisions we are adding to our PD that ensures a level of exceptional quality, are as follows:

- The minimum lot width shall be 50' as opposed to the minimum lot width of 40' as allowed in SF5 zoning.
- There will also be increased landscaping on this property as specified in the Planned Development regulations.

Sincerely,

Leon Capital Group

By:

A handwritten signature in blue ink, appearing to read 'Aaron Ketchand', is written over a horizontal line.

Name: Aaron Ketchand

Title: Managing Director, Residential Development