



August 16, 2019

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

***RE: Letter of Intent – Re-Zoning – Hewitt Mixed Use Development
Approximately 18.4 Acres
Northwest corner Alma Road and Collin McKinney Parkway***

Dear Ms. Arnold:

Please accept this correspondence as the formal Letter of Intent for the submittal of a rezoning request for the above referenced property. The property is currently zoned under PD 2001-02-017, PD 2015-02-007 and PD 2006-11-32. The property is currently vacant. Our Client intends to develop the property with multifamily, urban single family, townhome, and mixed use developments and is requesting a planned development zoning covering the property.

The three PD's that currently cover the property contemplate a commercial/mixed use element along Collin McKinney Parkway. Since the surrounding area has now developed as townhome and residential uses, this no longer makes sense for the property. We are requesting to consolidate the zoning under one overall Planned Development District allowing for urban single family uses on the western portion of the property and consolidating the mixed use element at the corner of Collin McKinney Parkway and Alma Road. We also request to keep the multifamily use from the original PD's while consolidating that use into one new lot along Alma Road north of the mixed use lot. To accomplish this we are requesting to abandon Esplanade Drive between Wessex Drive and Meyer Way and Meyer Way between Collin McKinney Parkway and Alma Road and relocate the utilities that currently exist within the existing Esplanade Drive and Meyer Way rights of way. We would also dedicate Uplands Drive between Wessex Drive and Collin McKinney Parkway from a fire lane as it exists today to a 52 foot public right of way. We acknowledge that any right-of-way abandonment must be approved by City Council via a separate application.

The development standards for the urban single family portion of the site are intended to match the Craig Ranch Urban Single Family zoning of the development directly to the south which was zoned under PD 2014-11-087. We plan to abandon the right-of-way for Sherringham Way which exists solely within the property we are requesting be rezoned. We understand this must be approved by City Council via a separate application.

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2000 North McDonald Street, Suite 100, McKinney, TX 75071 Tel 469.424.5900

TBPLS Firm No. 10194352

TBPE Firm No. F-8665



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 if this is more convenient.

Regards,

A handwritten signature in black ink, appearing to read "Casey Gregory", is written over the typed name.

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

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