

Ping Interest, INC.
PO Box 797626
Dallas, TX 75379

March 28, 2018

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

Re: Letter of Intent – Rezoning Request

To Whom It May Concern,

Ping Interest, INC respectfully submits the rezoning request for the City of McKinney's review on behalf of Ridge Creek Ranch 11 Joint Venture and Reins Investment LTD. The subject properties total 17.639 acres and are located on Ridge Rd approximately 2,200 feet North of Virginia Pkwy and 4,800 feet South of W. University Dr. The adjacent property north of the subject property is currently under construction as a single-family gated subdivision. The parcel west of the subject property, called Wynn Ridge Estates, is a single-family subdivision. The parcel south of the subject project, called Altamura Estates, is a single-family gated subdivision. The east boundary of the subject property is adjacent to a creek and Stonebridge Estates. The intent is to develop the subject properties into one single family housing development.


The proposed project site is currently zoned as "PD" – Planned Development District Ordinance No. 2011-06-039, specifically designated as Tract B (developed according to "RS-84") and Tract C (developed according to "RS-120"), and are owned by two individual parties. Additionally, this property is left from an overall development, Wynn Ridge Estates, that has since not developed as originally proposed on the east side of Ridge Road where the subject property is located. Both parties have given consent of selling their individual lots, 11.609 acres pertain to Ridge Creek Ranch 11 Joint Venture (900 Gray Branch Road, McKinney, TX 75071) and 6.030 acres belongs to Reins Investment LTD (7111 Round Hill Road, McKinney, TX 75071).

With this letter and the attached documents, we request the proposed subject property to be rezoned from PD" – Planned Development District Ordinance No. 2011-06-039 to "SF5"- Single Family Residential District. The subject property is an ideal candidate to be rezoned as "SF5" – Single Family Residential District as all properties North, East and South of the subject properties have all been developed into single family subdivisions; currently the subject properties are the only undeveloped subdivision plats between Creekside Drive and Gary Branch Road. Rezoning the subject properties would ensure a cohesive development framework is established amongst Ridge Road.

The intent of this rezone application is to ensure the subject properties meet all SF5 requirements but provide larger sized products. The ultimate goal is to have a gated single-family subdivision that has a plat of a minimum lot size of 60'x110' and that the subdivision maintains a density rate lower than 3.2 units per gross acre. Replatting the existing two individual parcels into one subdivision, obtaining an offsite easement from the adjacent property owner east of the creek, and rezoning the subject parcels to SF5 would enable development to occur to an area that was overlooked during previous development along Ridge Road.

If further information is needed for the City's review of this zoning package request, please contact myself or Cecilia Salvans at Cecilia.Salvans@aecom.com; (972) 888-2009.

Kind regards,



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Attachments to Letter of Intent:

01_Easement Access Agreement

02_City of McKinney Ordinance

03_Zoning Exhibit

04_Metes and Bounds