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By Brandon Opiela at 3:15 pm, Dec 21, 2012

December 6, 2012

Mr. Michael Quint
City of McKinney Planning Department
221 N. Tennessee Street
McKinney, Texas 75069

Subject: Letter of Intent for Zoning Proposal for 1.646 Acres at the South Side of Virginia Parkway (Co Rd 120) between Custer Road (FM 2478) and Stonebridge Drive, Across the street from the Virginia Parklands Subdivision in McKinney, Texas

Reference: Tract 1 - 1.646 Acres in the Gerald A. Foote Survey, Abstract No. 311

Dear Mr. Quint:

On behalf of the Owner of the above referenced tract, please accept this Letter of Intent and the attached application for zoning for consideration by the City Council for review and approval. The purpose of this zoning request is to provide the appropriate land uses to meet the current market demands for a neighborhood business in this area within the context of the City of McKinney's Comprehensive Plan.

Existing Zoning:

Tract 1 was recently annexed into the City of McKinney and subsequently zoned Planned Development District (PD) as an interim zoning classification. With this request, we will be changing the zoning on this tract from PD to Neighborhood Business District (BN).

Proposed Zoning:

The proposed zoning application to BN zoning is intended to modify the land use within the property to be more consistent with the current commercial and residential markets.

We understand that, according to the Schedule for Planning Applications, this zoning matter may be placed on the Planning and Zoning Commission Agenda January 8, 2013 and the City Council Agenda February 5, 2013.

In closing we would like to thank you for your time and attention to this matter.

Sincerely,

Georgetown Construction Company

Nick George
President

