

Kirkman Engineering
4821 Merlot Avenue, Suite 210
Grapevine, TX 76051
817.488.4960



January 20, 2016

Ms. Kathy Wright
City of McKinney
222 N. Tennessee St.
McKinney, Texas 75069

RE: Victory @ Lake Forest

Dear Ms. Wright,

On behalf of the owner and developer of 0.82 acres along Collin McKinney Parkway in McKinney, Texas, I would like to request a zoning change to "C1" Neighborhood Commercial District. This property is located in the Northwest quadrant of the Lake Forest Drive and Collin McKinney Parkway intersection. The existing zoning is a Planned Development District, Generally for Mixed Uses. The current zoning and setback requirements have hindered the development potential of the property.

We are respectfully requesting a change of zoning to "C1" Neighborhood Commercial to accommodate several interested business looking for a more traditional commercial development.

Please don't hesitate to contact me at 817-488-4960 if you have any questions.

Sincerely,


Patrick Filson, P.E.