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E N G I N E E R I N G

765 Custer Road, Suite 100 • Plano, Texas 75075 • (972) 422-0077 • Fax (972) 422-0075 • TBPE Reg. No. F-2121

August 13, 2014

Mr. Steven Duong
Planning Department
City of McKinney
221 North Tennessee Street
McKinney, Texas 75070

Letter of Intent – 29.018 Acre Property, Melton Farms

Dear Mr. Duong,

Please accept this as a formal Letter of Intent regarding the zoning of the referenced property, located east of Custer Road, approximately 2000 feet north of Eldorado Parkway.

The applicant is requesting to rezone the subject property from Agricultural to Planned Development – Single Family-5 (PD-SF-5). The applicant is requesting this rezoning so that the subject property may be developed as single family residential lots with public streets and designated common areas.

Requirements we are requesting be stipulated in the Planned Development are as follows:

1. Maximum density is 4.5 units/acre
2. Minimum mean lot size is 7160 SF and minimum median lot size is 7000 SF

Exceptional items we are proposing are as follows:

1. 100% masonry on the first floor, excluding windows and doors
2. 1 tree every 30 feet along the frontage of Custer Road

Additional items that will add to the quality of the project are as follows:

1. Front yard landscaping will include: One (1) row of five (5) gallon minimum evergreen shrubs planted at a maximum spacing of 3'-0" on center, located along the foundation, excluding porches and patios; One (1) 4" caliper minimum large canopy tree; and Two (2) 6' height minimum ornamental trees
2. One row of five (5) gallon minimum evergreen shrubs planted at a maximum spacing of 3'-0" on center to screen AC units from public view
3. Each home constructed on any lot within the annexed property shall contain a minimum two thousand (2000) square feet of air-conditioned floor area, exclusive of all porches, garages or breezeways

We are requesting consideration for this zoning case at the August 26, 2014 Planning & Zoning Commission meeting and September 16, 2014 City Council meeting.

If you have any questions, please do not hesitate to contact me.

Sincerely,
Spiars Engineering, Inc.

A handwritten signature in black ink that reads "Jennifer M. Haynes". The signature is written in a cursive style with a large initial "J" and "M".

Jennifer M. Haynes, P.E.

RECEIVED
By Planning Department at 7:40 am, Aug 14, 2014