



October 25, 2022

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

RE: Letter of Intent - Zoning Request for southwest corner of Bloomdale Road and US 75

To whom it may concern,

On behalf of CCC Partnership LP, the owner of approximately 23.2 acres located at the southwest corner of Bloomdale Road and US 75, I am submitting the attached application to rezone the property from Planned Development-CC to Planned Development. This property was rezoned in October 2013 from C – Planned Center District with the intent of developing a project that included commercial, vertical mixed-use, and multi-family components. Execution of any vertical mixed use has proven to be problematic for a variety of reasons. Therefore, we are requesting that the zoning of the property be changed to a Planned Development based on Commercial-3 (C3) permitted uses to accommodate restaurants, retail, offices, and other commercial uses developed in a traditional manner. Based on input received from City staff, the zoning is proposed as a planned development to include development regulations that require certain areas of the property to be maintained as open space areas as detailed in the existing PD.

If further information is needed for the City's review of this zoning request, please contact me at [dmousel@landplan.net](mailto:dmousel@landplan.net) or at (214) 618-3811. Thank you for your assistance.

Sincerely,

Douglas C. Mousel  
Vice President of Development and Sales  
LandPlan Development Corp.