

MEGATEL HOMES III, LLC.

5512 Plano Parkway, Suite 300
Plano, Texas 75093
Tel: (469) 556-1362 Fax: (972) 767-4088

October 13, 2014

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

Attn: Brandon Opiela: email bopiela@mckinneytexas.org
Samantha Pickett: spickett@mckinneytexas.org
Kathy Wright: kwright@mckinney.org

RE: Zoning & Concept Plan Request for a 19.855 Acre Tract of land located along the west side of Bois D'Arc Road at Crowe Lane, approximately 1,400 feet south of University Drive (U.S. Hwy 380) in the City of McKinney, Collin County, Texas.

Please accept this letter for consideration to rezone the above referenced Property to a permanent zoning classification of PD with a Base Zoning of SF 5 in accordance with the attached Concept Plan. The Property is currently zoned AG-Agricultural and is vacant with no existing improvements. Attached are the following:

- A. Concept Plan: 77 detached single family lots with an average size of 7,246 square feet and a minimum lot size of 6,000 square feet.
- B. Architectural Guidelines in accordance with the attached proposed standards.
- C. A legal description of the 19.855 acres, contained in two (2) parcels.
- D. Planning Submittal Application noting the ownership of each parcel.

Thank you for your consideration of this Application.

For Megatel Homes III, LLC.

Don R. Plunk

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Copy:

Thad Helsley: thad@amsrealestate.net

Zach Ipour: zach@megatelhomes.com

John Pippard: pepper@aol.com

File: drp/McKinney/ZoningApplication/101314.