



April 26th, 2017

Brian Lockley
Director of Planning
221 N. Tennessee
McKinney, Texas 75069

**RE: Letter of Intent – Re-Zoning – Merritt Homes
Approximately 10 Acres
1200 North Tennessee Street McKinney, Texas**

Dear Mr. Lockley:

Please accept this correspondence as the formal Letter of Intent for the submittal of a rezoning request for the above referenced property. The property is currently zoned RG-18 and is occupied by multifamily buildings constructed during the mid 1900s. Our Client intends to raze the site and redevelop the property with modern multifamily buildings and facilities. Please see the attached conceptual site layout and elevations. These are included for information purposes only but generally depict the objectives of our Client.

In order to achieve the layout and below and provide the open space as indicated in the conceptual layouts, our client is requesting the following zoning:

- Base zoning of MF-1 except as follows;
- Maximum height of 3 stories
- Maximum unit count of 140
- Building setback along Tennessee Street reduced to 25'
- Building setback along McDonald Street reduced to 25'
- Enclosed and/or covered parking is not required
- Waiver to allow windows to face single family residential use/zone that are within 150' of the property.

Our Client will incorporate village greens and open space, BBQ grills, a playground, a business center, and a fitness center into the redevelopment. Furthermore, in an effort to preserve existing mature trees on-site, our client has had a tree survey prepared and the conceptual layout modified in an attempt to preserve these trees (regardless of species). While this conceptual layout is not included as part of the zoning request, it is our client's intent to preserve as many of these trees as possible.

Thank you for your time and consideration in this matter. If you have any questions, please contact me at 469-424-5900 or at Tyler.scott@thesanchezgroup.biz if this is more convenient.

Regards,

Tyler Scott
Project Manager
CC: File

Master Planning Civil Engineering Land Development Property Management

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