



CORWIN ENGINEERING, INC.

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September 7, 2014

City of McKinney
221 N. Tennessee Street
McKinney, Texas 75070

Attention: Mr. Brandon Opiela
Planning Manager

RE: Letter of Intent
Amendment Request for PD Ordinance 2001-08-087 – Planning Area 12

Dear Brandon,

Please accept this as our request to amend PD 2001-08-087. The reason for this request is to amend the front and rear building lines for lots that are within the R-1 zoning district in Planning Area 12. In the R-1 zoning district, the front and rear yard building lines are twenty-five (25) feet. All of the other zoning districts in Planning Area 12 require a twenty (20) foot front and rear building line. We are also proposing some Architectural and Site Standards to the PD for this area. Please see the attached exhibit that shows the proposed Architectural and Site Standards and the proposed building line revisions. This request only affects lots within The Heights At Westridge Phases VII & VIII.

The entire residential portion of Planning Area 12 has been developed, consisting of one thousand three hundred thirty (1,330) single family lots. Of these 1,330 lots, 1,253 are in zoning districts that allow a twenty (20) foot front and rear building line. Only seventy-seven (77) lots are in the R-1 zoning district that this request affects.

We feel this is a reasonable request in that it will make all of the lots in Planning Area 12 consistent in regards to building lines and this request affects less than six percent of the total single family lots. We also feel that the proposed Architectural and Site Standards will provide for a more quality development.

Sincerely,
CORWIN ENGINEERING, INC.

Warren L. Corwin