



SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

TBPE Firm No. 1798

TBPLS Firm No. 10047700

August 9, 2017

Mr. Michael Quint
Executive Director of Development Services
City of McKinney
222 N. Tennessee St.
McKinney, Texas 75069

**RE: Zoning Change Request – Collin McKinney Offices
Letter of Intent
G&A Job No. 16334**

Mr. Quint:

Please accept this letter, on behalf of Gillett Commercial, as an explanation of the proposed Zoning Change Request for approximately .720 acres of land located just north of Collin McKinney Parkway and west of Lake Forest Drive. The property is currently zoned "PD" Planned Development, Ordinance No. 2002-05-038, with a base zoning of "BN", Neighborhood Business District and "REC" Regional Employment Center Overlay District.

Collin McKinney Offices is a proposed office development that integrates professional and medical offices. We respectfully request to change the existing zoning to a straight zoning of Neighborhood Commercial District (C1). We are proposing approximately 9,600 square feet of office space within two separate office buildings. The required setbacks for the existing zoning of REC impact the proposed building footprint. For example, REC requires a 55' rear setback and our building is located 10' from the rear property line due to the size of the lot. The properties to the west and east are also zoned C1, which makes this zoning request compatible with the surrounding development. The property to the north is zoned residential which makes this site conducive for office uses as a transitional land use along a busy street such as Collin McKinney Parkway.

We are looking forward to working with the staff on this project. Thank you in advance for your consideration of this request. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,

Randi L. Rivera, AICP

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