



January 11, 2021

Jennifer Arnold
Director of Planning
221 N. Tennessee
McKinney, Texas 75069

**RE: Letter of Intent – Zoning Change Request
Approximately 8.9 Acres
McKinney Apts at Heritage, LLC
S&A Project Number: 0201523**

Dear Mrs. Arnold,

Please accept this correspondence as the formal Letter of Intent to rezone the approximate 8.9-acre property south of the intersection of Heritage Drive and Pearson Avenue. The site is currently zoned as Planned Development “2020-12-085” and it is the intention of my Client to maintain the current zoning as is with the exception of reducing the minimum lot area to correspond with the allowable unit density and to remove the requirement for screening walls in order to allow for a site plan that fits with the existing character of the neighborhood. My client intends to develop the property for multifamily residential uses in accordance with the current zoning.

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

Regards,

Casey Gregory, P.E.
Director of Engineering
Sanchez & Associates LLC