



January 6, 2014

Michael Quint
Director of Planning
221 N. Tennessee
McKinney, Texas 75069

**RE: Letter of Intent – Rezoning
Approximately 69 Acres
McKinney Ranch
S&A Project Number: 02015018.1**

Dear Mr. Quint:

Please accept this letter of intent for the above mentioned property. My client, Transcontinental Inc, (TCI) has asked my office to request a rezoning for four undeveloped tracts in the area referred to as McKinney Ranch (MRL). This zoning allows for a variety of uses including multi-family as a percentage of allowed FAR. My Client intends to rezone the property to define the allowed uses more specifically. His intention is to remove multi-family as an allowed use and specify townhome and commercial/retail uses as the only allowed uses. The following is a breakdown of which uses we are requesting for each of the four tracts:

Tract 1, 2, 3 and 4 – PD – as per attached development standards and conceptual site plan.

As you will note on the application and the Zoning Exhibit, the request is for BG with a modification of land uses (in order to eliminate certain uses). One item to note is that my client intends to eliminate the multi-family uses from BG as well. Lastly, in addition to the mixed use land plan and in order to blend in with the existing developments, my Client is planning on increasing the caliper of required trees up to 5" at planting. We believe this is an improvement to the proposed development and will be more seamless with the existing built environment.

Thank you for your time and consideration in this matter. If you have any questions, please contact me at 469-424-5900 or at levi.wild@sanchezassociates.net if this is more convenient.

Regards,

Levi A. Wild, P.E., President
Sanchez and Associates, LLC

CC: J. Martin Sanchez, CEO (Sanchez and Associates, LLC)
Henry Butler (TCI)

Master Planning

Civil Engineering

Land Development

Property Management

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