



RINGLEY & ASSOCIATES, INC.

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Planning Department
City of McKinney
308 N. Tennessee
McKinney, TX 75070

February 4, 2011

Re: Letter of Intent pursuant to filing of a Zoning Exhibit, requesting a re-zoning of Outlot 252A & 252C, Block 84 of the Original Donation, City of McKinney, Collin County, Texas.

Dear Planning Department:

A beautiful Home, L.P. is the owner of Outlot 252C and Andre B. Harris and Ann S. Harris are the owners of Outlot 252A, Block 84 of the Original Donation to the City of McKinney. The intent of this request is to rezone the two lots from the current zoning of PD (Planned Development) to RS-60 (Residential) with a modified provision of front yard setback and minimum lot depth. As required by the Planning Department's guidelines, the following data is provided for your information:

Acreage of property: 0.369 acres.

The Land is located: 507 N. Kentucky Street and 506 N. Wood Street, McKinney, Texas 75069.

Proposed Number of lots: Two (2)

Zoning: The property is currently zoned PD – Planned Development.

Applicant is not requesting consideration of a facilities agreement for deferment of public improvements, etc.

Special Considerations: The applicant is requesting to rezone the property to RS-60 with a modified provision of the front yard setbacks on Kentucky and Wood Streets and the minimum lot depth on the Wood Street lot. The applicant would also like to retain the business signage allowance from the previous PD zoning.

CONSTRUCTION: The Subject Property has existing single-story residences. There will not be any new construction or improvements added to either lot.

You earliest consideration and approval of this request is appreciated.
Thank you.

Very truly yours,

Lawrence H. Ringley, R.P.L.S.
President

Ringley & Associates, Inc. (Applicant)

A Beautiful Home, L.P., Andrew B. Harris and Ann S. Harris (Owner s)