



April 30, 2019

Jennifer Arnold  
Director of Planning  
City of McKinney  
221 N. Tennessee St.  
McKinney, TX 75069

Re: Proposed Re-Zoning of 8700 W. University Drive, McKinney, TX 75071

Dear Jennifer:

The purpose of this letter of intent is to outline our request for a change in zoning for the properties described below:

**LOCATION OF THE PROPERITES:**

8700 W. University Drive, McKinney, TX 75071  
Otherwise known as: Lot 4, Block 2 of the Walnut Grove Addition, a 1.918 acre parcel located at the northwest quadrant of US 380 (University Drive) and County Road 852 (Walnut Grove Road).

**CURRENT ZONING:**

“C” Planned Center District.

**REQUESTED ZONING DISTRICT:**

We are requesting a change of zoning to “C2”- Local Commercial District and “CC”-Corridor Commercial Overlay District.

**JUSTIFICATION FOR RE-ZONING:**

The subject properties front the highly trafficked and growing US 380 and are located just to the east of Custer road, another highly trafficked arterial thoroughfare. The subject property is part of a 12-acre commercial development. We, as developers and owners, have already re-zoned five other parcels in our development to C2 and would like to have a consistent zoning throughout our project.

Sincerely,

A handwritten signature in black ink that reads 'Ryan McIntosh'.

Ryan McIntosh

Trinity Partners Commercial Real Estate  
P.O. Box 96011  
Southlake, Texas 76092