



Kimley-Horn  
and Associates, Inc.

July 25, 2006

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Suite 1800  
12700 Park Central Drive  
Dallas, Texas  
75251

Ms. Melissa Henderson  
City of McKinney Planning Department  
221 N. Tennessee Street  
McKinney, Texas 75069

Subject: Letter Of Intent for Zoning Proposal and General Development Plan for  
134.44 Acres at the Southeast and Southwest Corners of the Intersection  
of FM 2178 (Custer Road) and FM 1461 in McKinney Texas.

Reference: Tract 1 – 67.22 Acres in the L.C. Searcy Survey, Abstract 816  
Tract 2 – 67.22 Acres in the L.C. Searcy Survey, Abstract 816

Dear Ms. Henderson,

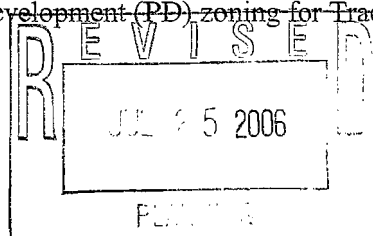
On behalf of the Owner (Haggard Enterprises) of the above referenced tracts,  
please accept this Letter Of Intent and the attached application for zoning and a  
General Development Plan for consideration by the City Council for review and  
approval.

This zoning and annexation request was originally submitted on December 14,  
2004 by Huitt-Zollars. The Owner and Kimley-Horn and Associates, Inc. met  
with the City planning and engineering staff on May 22, 2006 to discuss the  
status of this project. Based on our meeting with the City, we were requested to  
resubmit the items to continue the review process. It was also stated that we  
should not submit new zoning and annexation fees. For the City's reference,  
KHA has included a copy of the original application and check.

The purpose of this zoning request is to provide the appropriate land uses to meet  
the current market demands for a mixed-use development in this area within the  
context of the City of McKinney's Comprehensive Plan.

Existing Zoning

Tract 1 was recently annexed into the City of McKinney and subsequently zoned  
Agriculture (AG) as an interim zoning classification. With this request, we will  
be changing the zoning on this tract from AG to Planned Development (PD).  
Tract 2 is not currently in the City of McKinney city limits and an annexation  
request for this tract is being submitted concurrent with this application. We are  
also proposing Planned Development (PD) zoning for Tract 2.



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Proposed Zoning

The proposed zoning application to PD zoning is intended to modify the land uses within the property to be more consistent with the current commercial and residential markets. We are proposing that both tracts be included within this one PD. The proposed land uses and their acreages are as follows:

	<u>Land Use</u>	<u>Area (AC)</u>	<u>Dwelling Units</u>
1.	Retail/Commercial	30.9	--
2.	Residential – Low density	66.6	213 (@ 3.2 du/ac)
3.	Residential – Medium density	<u>26.2</u>	<u>209</u> (@ 8.0 du/ac)
	Totals	134.4	442

This zoning proposal includes specific development standards to the residential and retail/commercial land uses attached for your review.

We understand that, according to the Schedule for Planning Applications, this zoning matter may be placed on the Planning and Zoning Commission Agenda August 22, 2006 and the City Council Agenda September 19, 2006.

In closing we would like to thank you for your time and attention to this matter.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Ashley Frysinger, P.E.  
Project Manager

cc: Toby Haggard – Haggard Enterprises (w/attachments)

