

Letter of Intent For a Zoning Change Application

Submitted on behalf of the Applicant:

**GBT Realty Corporation
9010 Overlook Blvd
Brentwood, TN 37027
Mr. Zach Rodgers
615-370-0670**

Submitted to:

**The City of McKinney
Planning Department
221 N. Tennessee St.
McKinney, TX 75069**

August 1, 2022

GBT Realty Corporation is pleased to submit this Letter of Intent along with our application to The City of McKinney in support of a zoning change application. The Project site is located near the southwest corner of the intersection of Eldorado Parkway and Stonebridge Drive. This application will request for the rezoning of approximately 11.39 acres of an overall 18.54 parent tract to be rezoned to Local Commercial C-2 zoning district. The remaining 7.15 acres will remain with the current Planned Development (PD 1621). The zoning request does not include the back 7.15 acres. At this time, the applicant is not aware of any development intentions for that area.

The intent behind the zoning request is to provide a commercial development at this highly-visible intersection. The base Local Commercial C-2 zoning district will allow a greater variety of commercial uses than the current PD allows. At this time, no variances are being sought, so a straight rezone is being requested in lieu of a new PD. The Project is not located within any overlay districts. The Preferred Scenario of the 2040 Comprehensive Plan includes the Project site within the Established Community District. The preferred uses within the Established Community District include commercial center and neighborhood commercial, which our teams believes aligns with this rezoning request.

The entire development team looks forward to working with The City of McKinney to make this vision for the parcel a reality, and our team respectfully requests the approval of this zoning request. Thank you.



Mathias Haubert, PE