



Kevin Dingman

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Date: Jun. 28, 2018

To: Mr. Michael Quint
City of McKinney
221 N. Tennessee Street
McKinney, TX 75069

Re: A portion of Lot 2R1, Block C of Adriatica Addition
Mediterranean Drive @ Adriatic Pkwy.
Rezoning request

Dear Mr. Quint,

The subject property is located approximately 300 feet Southeast of Mediterranean Drive and Adriatic Pkwy.

The lot is approximately 173' x 230' and consists of 0.971 acres.

The current zoning is PD:

2012-12-061.pdf

2011-11-067.pdf

2010-11-052.pdf

2006-11-129.pdf

2006-09-104.pdf

2005-02-017.pdf

This request is for a Rezoning of the site to allow the ground floor of buildings in Tract F to consist of non-residential and residential occupancies. The request is for up to 50% of a building's 1st floor to be residential condos/lofts, and the remaining portion of the 1st floor be non-residential to include parking garages, service areas, egress components and corridors.

This request is also to adjust the boundaries of Tract F to include Lot 8R, Block D of the Adriatica Villa District and a portion of the Common Area (C.A. A-1R3) adjacent to it. A 10' wide Common Area will be provided between Lot 9, Block D and Tract F.

If you have any questions regarding the above items, or need any information, please contact myself at 972-768-8283.

Regards,

G. Kevin Dingman
Architect/ Owner
seven-d-four . architecture