



January 10, 2025

City of McKinney
Development Services
221 N. Tennessee St.
McKinney, Texas 75069

RE: *Letter of Intent supporting request for a zoning change for 127.3653 acres within Haggard McKinney, an addition to the City of McKinney, Collin County, Texas.*

Jennifer Arnold, Director of Planning,

As the representative of Haggard Rhea Mills, LLC, I am proposing a request for zoning changes for consideration by city staff.

The property is generally located at the southeast & southwest corner of Custer Road and Frontier Parkway within the LC Searcy Survey Abstract No. 816 & The George Horn Survey Abstract No. 412 in McKinney, Collin County, Texas. The acreage of the Property is 127.3653 acres as shown on the Zoning Exhibit which accompanies the application. The existing zoning on the Property is PD-Planned Development District as listed within Ordinance No. 2010-11-051.

The intent of the PD zoning request is to propose a creative and cohesive design of mixed uses in a single master planned community. The PD enables the flexibility required to develop the project using a strategic mix of single-family lot products, commercial, and multifamily uses distributed thoughtfully throughout the development. In each district, the proposed development standards meet the current regulations of the UDC. In the single-family residential zoning district, the developer is requesting a maximum of 300 single family units of which a maximum of 135 units can reflect the current R5 dimensional standards; the remaining units will reflect the current R8 dimensional standards. The PD will allow for a mix of housing products while maintaining a higher number of R8 units than R5.

The client requests to be on the next available hearing date for rezoning consideration.

Sincerely,

Peyton E. McGee, PE (TX)

Kimley-Horn | 13455 Noel Rd, Suite 700, Dallas, Tx 75240
Direct: 469-914-8611