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January 23, 2025

City of McKinney – Development Services  
 ATTN: Kaitlin Sheffield  
 221 N Tennessee Street  
 McKinney, TX 75069

RE: Zeal Active Adult – Letter of Intent

Zeal For Living is pursuing the acquisition of a 10.85 acre parcel at the northeast corner of Lake Forest Drive and Collin McKinney Parkway for its proposed Active Adult Community Project. The site has been previously rezoned to Planned Development to allow for the development standards of this unique use. This submission for rezoning includes only a revision to the number of units that can be provided in each building. The previously approved PD allowed for two unit buildings, this update will allow for up to seven unit buildings.

The project is a 102-home multi-family for-lease community including homes with a range of open concept 2- and 3-bedroom floorplans (please refer to unit mix matrix). The homes will range from 872 SF to 1,523 SF. The construction of the proposed community will occur in a single phase.

Cumulative Home Mix		
<b>2-BR</b>	86	84%
<b>3-BR</b>	16	16%

Two points of access to the property are along future Collin McKinney Parkway, one full movement and one right-in right- out. One right-in right-out access is proposed along Lake Forest Dr. The on-site street systems will be private (non-gated) and circulate through the site via 24-foot-wide drives. Connectivity throughout the community was key to the overall site layout. Sidewalks and public trails create a pedestrian network throughout the Site. These sidewalks not only serve as walking trails but link the many on-site amenities.

The community will include a resident clubhouse, fenced dog park and shared open space amenities, such as a pedestrian trail along the south and west property boundaries. Preliminary programming for the resident clubhouse includes a large gathering room, 24-hour fitness center, kitchen area, coffee bar, and office space for the property management team. A pool and spacious sun deck are provided behind the clubhouse, along with a community garden, greenhouse and outdoor fire pit.



Parking will be provided through a combination of attached garages, driveway parking spaces, and 90-degree parking. Homes with attached garages will be provided with garage stall(s) along with one or two apron spaces in the driveway of the home. Units without garages will utilize assigned head in parking. Extra spaces have also been provided for guests to alleviate any parking tension.

This Planned Development Zoning Request is based on an updated unit layout that will include buildings with more than two units, as the previously approved PD Ordinance described. Thank you for considering this request. Please let us know if there are any questions on the items enclosed. We look forward to working with the City of McKinney to increase the active adult rental housing options in the area.

Sincerely,  
MANHARD CONSULTING

A handwritten signature in blue ink, appearing to read 'Jason Gutshall', is written over the printed name and title.

Jason Gutshall, P.E.  
Project Manager