



March 6, 2025

Jennifer Arnold  
Director of Planning  
401 E. Virginia Street  
McKinney, Texas 75069

**RE:     *Letter of Intent – Straight Zoning Change Request***  
***Approximately 0.49 Acres***  
***Dudley Bolos Development, LLC.***  
***S&A Project Number: 02.204.001.1L***

Dear Mrs. Arnold,

Please accept this correspondence as the formal Letter of Intent to rezone the approximate 0.49-acre property consisting of two tracts, located at the northeast corner of the intersection of South Tennessee Street and Christian Street, addressed as 707 South Tennessee Street and 209 Christian Street, McKinney, TX 75069. The site is currently zoned as BN – Neighborhood Business, and it is the intent of my Client to rezone the property as R5 – Residential, per the City of McKinney's Unified Development Code. My client intends to replat the properties as four single family residential lots which conform to the regulations of the proposed zoning district including the minimum 50' lot width. As part of this development, the existing structures will be removed.

Thank you for your time and consideration in this matter. If you have any questions, please contact me at 469-424-5900 or at [casey.gregory@thesanchezgroup.biz](mailto:casey.gregory@thesanchezgroup.biz) if this is more convenient.

Regards,

Casey Gregory, P.E.  
President  
Sanchez & Associates, LLC.