

Letter of Intent – Zoning Request for Genesis Tract (12.957 Acres)

To Whom It May Concern:


On behalf of the property owner(s), please accept this letter as our formal request and statement of intent regarding the proposed zoning change for approximately 12.957 acres, generally located north of Virginia Parkway, west of Joplin Drive, and legally described as being in the J. McReynolds Survey, Abstract No. 578, City of McKinney, Collin County, Texas (hereinafter referred to as the “Genesis Tract”).

The property is currently zoned Agricultural (AG) and is primarily vacant land. The proposed zoning is to rezone the property to R6 - Single-Family Residential to allow for the development of a residential neighborhood that aligns with the character and density of the surrounding community. Adjacent zoning districts include Planned Development (PD), Single-Family Residential, and existing community uses such as churches, schools, and parks.

The proposed development will offer compatible single-family residential homes and enhance the existing fabric of the neighborhood while promoting orderly growth consistent with the City’s comprehensive plan. The development will include internal street connections and open space as required by the City’s development regulations. No commercial or multifamily uses are proposed.

We are committed to working closely with City staff throughout the review process to ensure compliance with all applicable standards, policies, and ordinances. If you require additional information or have any questions regarding this request, please do not hesitate to contact me.

Regards,
SPIARS Engineering

A handwritten signature in black ink, appearing to read "Tristan Poore".

Tristan R. Poore, P.E.