



July 17, 2023

City of McKinney  
Planning Department  
221 N. Tennessee  
McKinney, Texas 75069

**Re: Rezoning Application for C2  
±12.47 Acres  
City of McKinney, Texas**

To Whom it May Concern:

Kimley-Horn and Associates, Inc. respectfully submits this rezoning application for the City of McKinney's review. The subject property is approximately 12.47 acres located north of University Drive and approximately 1,000 feet west of Hardin Boulevard. The property's current zoning is PD Ord. No. 2021-10-107, allowing for multifamily.

With this letter and the attached submittal, we request the subject tract to be rezoned from PD to C2 Local Commercial District. We believe that the subject tract meets the intent of the C2 zoning district.

The proposed uses vary and include retail, restaurant, indoor entertainment, and fitness.

If you have any questions, please contact me at (972) 776-1701 or [Rob.Lewis@kimley-horn.com](mailto:Rob.Lewis@kimley-horn.com).

Sincerely,

A handwritten signature in black ink that reads "Robert Lewis".

Robert Lewis, P.E.  
KIMLEY-HORN AND ASSOCIATES, INC.

Attachments:

- Zoning Application
- Zoning Exhibit
- Metes and Bounds Description