



5000 Thompson Terr.
Colleyville, Texas 76034
(817) 335-9900

To: City of McKinney - Planning Department
221 N. Tennessee Street
McKinney, TX 75069

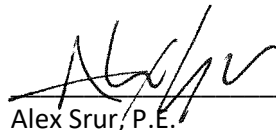
Attention: City of McKinney Planning Department
Re: Letter of Intent – Zoning Change Request for 8301 W University Dr, McKinney, TX 75071

Dear Planning Staff:

This Letter of Intent is submitted on behalf of the owner, Shiridisai Sri Realestate Investments LLC., in support of a request to rezone the property located at 8301 W University Dr., McKinney, TX 75071, from AG-Agricultural to C2-Local Commercial.

- The subject property consists of 1.041 acres and is currently undeveloped. A metes and bounds description and zoning exhibit have been included with this submittal package for reference.
- The purpose of the rezoning request is to allow for future neighborhood-serving retail and commercial development consistent with the C2 – Local Commercial zoning district. The owner intends to develop the site with a retail commercial use that is compatible with the surrounding development pattern along the W. University Drive corridor. The proposed development is intended to complement the architectural character and aesthetic quality of the recent commercial developments located west of the property, including the retail development near 8701 W. University Dr.
- The requested rezoning is appropriate for this location due to the continued growth and urbanization occurring along the US 380 corridor. The property is no longer well-suited for agricultural use given the surrounding commercial expansion and increasing development intensity in the area. Nearby properties include existing commercial and planned development districts that support retail and commercial activity along this corridor.
- The surrounding zoning districts are as follows:
 - PD-Ordinance 2021-09-095 Neighboring to the west.
 - PD Stonebridge Ranch Ordinance 2001-07-080 neighboring to the east.
 - C2 – Local Commercial northeast of W. University Dr.
 - AG-Agricultural northwest of W. University Dr.
- The owner recently attended a Pre-Development Conference (PDC) meeting with City staff to discuss development requirements for the site. Upon approval of the requested zoning change, the owner intends to proceed with platting and development review submittals in accordance with the C2 – Local Commercial district standards and applicable City of McKinney requirements.

Thank you for your consideration of this request. Please feel free to contact me if you have any questions or require additional information.



Alex Srur, P.E.
ANA Consultants, LLC.
Engineers and Surveyors
TBSPE Firm No. 20