



T: 469.331.8566 | Firm: 11525 | W: triangle-engr.com | O: 1782 W McDermott Drive Allen, TX 75013

Date: 10.27.2025

Attn: City of McKinney – Planning & Development
211 N. Tennessee St.
McKinney, TX 75069

Ref: Annexation & Zoning (PD) for Mercy Court Homes.

STATEMENT OF INTENT

Application For Annexation & Zoning PD – City of McKinney.

To Whom It May Concern:

Triangle Engineer on behalf of OFS Ventures, LLC (the “Owner and Developer”) writing this letter to inform the City of McKinney of the intent to annex the property into the city limits contingent upon MR- Mixed Residential Zoning approval. The plan of intent is to construct studio apartments in the 9.280-acre tract of land, located on the North side of County Road 123, and approximately 900 feet West of FM 1461 in McKinney, TX. Property details are listed below:

- This property is currently platted as:
 - Lot No. 5-12 & Portion of Lot 13
- Site Area: 9.280 Acres
- Current Zoning District: City of McKinney ETJ
- Proposed Zoning: MR- Mixed Residential
- Proposed Use: Multi-family, cottage (Studio Apartments)
 - Height: 2 stories
 - Total Units: 65
 - Parking Spaces Provided: 286
- Special considerations: None

The site development is proposed to comply with all the required improvements that are set forth in the “MR- Mixed Residential Zoning Regulations”.

The owner/developer is determined to develop the property to meet the rising housing demand in the City of McKinney. We look forward to working with the city staff towards successful completion of our project.

Sincerely,

Kartavya (Kevin) Patel