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RECEIVED

By Kathy Wright at 4:14 pm, Oct 18, 2012

October 18, 2012

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

RE: Site Plan
Water Tower Place Addition, Lots 1-6, Block A
SWC Virginia & Custer
Letter of Intent

Dear Sir/Madam:

Enclosed is our submittal of the Site Plan for Lots 1-6, Block A, Water Tower Place Addition for the proposed Sprouts Development. The property consists of 23.437 acres of land and is located at the Southwest corner of Custer Road & Virginia Parkway. The square footage of proposed buildings will be: Retail – 35,000 SF and Grocery – 26,000 SF.

The property is currently zoned PD for Planned Development. The proposed use is Retail and Grocery.

We request variance to allow loading dock to be less than 200' from residential property as required by ordinance. There will be screening and buffering provided.

We understand this plan has to be reviewed by Planning & Zoning Commission as well as City Council and ask to be heard at the Planning & Zoning meeting on October 24, 2012 and the City Council meeting on November 20, 2012.

Should you have any questions or comments, please give me a call.

Sincerely,

A handwritten signature in blue ink that reads "Maria C. Bonilla".

Maria C. Bonilla, P.E., Vice President
Winkelmann & Associates, Inc.

CC: Matt Malouf
Bobby Dan Roberts
Mike Clark, P.E.
47602