

The Seitz Group, Inc.
1110 Cowan Rd.
Celina, TX 75009

Purpose Statement

January 10, 2020

Ms. Jennifer Arnold
Director of Planning
City of McKinney
Planning Department
221 N. Tennessee St.
McKinney, TX 75070

RE: Minor Replat of Lot 4R, Block A, 380 Crossings at Headington Heights, an addition to the City of McKinney, Collin County, Texas.

Dear Ms. Arnold:

Attached please find the Minor Replat – Non-Residential Submittal for the reference property.

The property is located at 3550 W. University Dr., near the northeast corner of West University Drive, US Hwy 380 and Hardin Blvd. The property is currently developed and in operation.

Lot 4R has an area of 19.18 acres. It has eight (8) buildings numbered 1 thru 4, A thru D, and a detention pond. Buildings 1 thru 4 have retail anchor tenants with floor areas of 12,500, 22,000, 32,000 and 55,000 S.F. respectively. Buildings A thru D are retail shops buildings with floor areas of 9,066, 9,066, 9,006 and 7,000 S.F. respectively.

The proposed minor replat will subdivide lot 4R into 2 lots, 4R-1 and 4R-2. Lot 4R-1, with a surface area of 14.42 acres, will have buildings 1 thru 4 and the detention pond. Lot 4R-2, with a surface area of 4.76 acres, will have buildings A thru D.

The site plan exhibit shows revised site data tables for each lot.

Thank you for your consideration,

Applicant:



Mr. Carlos I. Cabré, P.E.
Cabré & Associates, LLC

2201 Long Prairie, Suite 107-322
Flower Mound, TX 75022

Property Owner:



Mr. R. Eric Seitz
General Partner
McKinney SH I, Ltd.

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