



From: HALFF ASSOCIATES, INC.
1201 N. Bowser Road
Richardson, TX 75081
214-346-6200

To: City of McKinney, Texas
Planning Dept.
221 N. Tennessee St.
McKinney, TX 75069

RE: Letter of Intent for Preliminary-Final Plat Review

To Whom It May Concern,

We are submitting this Letter of Intent from M-75 JV LLC, the owner of the subject property, for Preliminary-Final Plat Review. This subject property is defined as 24.48 acres of unplatted property in the William C. Richardson Survey, Abstract No. 474 and the Francis T. Duffan Survey, Abstract No. 287, in the City of McKinney, Collin County, Texas. The location of the subject property is at the Southeast corner of the intersection of Harry McKillop Blvd and Couch Dr, McKinney, Texas. The Existing zoning district is L1-Light Industrial. The subdivision name is proposed to be M-75 Industrial Park Addition.

This development proposes 1 lot encompassing the entire 24.48 acres. The proposed plat is for a non-residential development.

A screening variance is requested for this project in order to utilize a living screen along the property line to the east as well as to screen the dock doors from public right-of-way to the west. The adjacent property to the east has an existing tree line along the property line which promotes the use of a living screen to maintain the existing appearance of the property edge. The appearance of the site landscaping would be continued on the west side of the property screening the dock doors from the public right-of-way for Couch Drive.

Thank you for your consideration of the submittal.

Sincerely,

A handwritten signature in blue ink that reads "Kaylie E. Flynn".

Kaylie Flynn, P.E.
Project Manager
HALFF ASSOCIATES, INC.
kflynn@halff.com
214-937-3923