



September 3, 2020

Mr. Joe Moss
City of McKinney
Planning Department
221 N. Tennessee Street
McKinney, Texas 75069

RE: McKinney Event Center – Letter of Intent

Dear Mr. Moss:

On behalf of our client, Homeyer Engineering, Inc. is submitting this request to amend the existing Planned Development (PD) zoning for a 14.01 acre tract located at the southwest corner of Virginia Parkway and Lake Forest Drive. The property is currently zoned as PD(197-05-034) and PD(197-05-033) with office and retail uses.

Our client is proposing to develop an event center with indoor and outdoor uses. The event center will be able to seat approximately 800 individuals for weddings, corporate events, receptions and various other ceremonies. The outdoor activities will consist of small weddings, small dinners, photos and etc. The outdoor activities will be held between the proposed event center building and the proposed small pond area. This area will be approximately 200 feet away from the existing residential homes and will be limited to 300 guests. In addition, live bands will be prohibited in the outdoor areas.

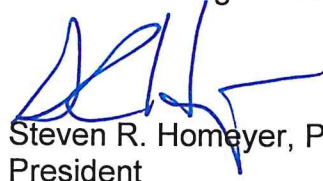
We propose to create a new PD to replace the existing PD that is currently in place. A copy of the draft development regulations are attached for the city's review and use. Based on the development regulations proposed, there will be an adequate number of parking spaces and thus no variance will be requested.

We met with the Stone Brooke Crossing HOA to discuss the proposed project and had intentions to meet with our other neighbors, but due to the unforeseen circumstances surrounding COVID-19, we were not able to meet with them directly. On April 2, 2020 we mailed out a project description letter and a concept plan to each property owner within 200 feet of the subject property to gather their comments. The various items sent to the neighbors are attached for reference. Please note that the concept plan and building elevations that were sent out to the neighbors have been slightly modified as a result of the city's most recent list of comments. In addition to these items being mailed to the neighboring residents, we also met with the adjacent property owners on August 6, 2020 via a virtual meeting hosted by members of the Stone Brooke Crossing HOA.

If you have any questions regarding this submittal, please feel free to contact me at 972-906-9985 or shomeyer@hei.us.com.

Sincerely,

HOMEYER ENGINEERING, INC.
TBPE Firm Registration No. F-8440



Steven R. Homeyer, PE
President