



April 13, 2018

Ms. Kathy Wright  
City of McKinney  
Planning Department  
221 N. Tennessee  
McKinney, Texas 75069

**RE: *Rezoning Submittal – McKinney 380 Town Centre  
±42.07 Acres  
City of McKinney, Texas***

Dear Ms. Wright:

Kimley-Horn and Associates, Inc. respectfully submits the rezoning request for the City of McKinney's review. The subject property is approximately 42.07 acres located at the southeast corner of US 380 and Hardin Boulevard, bordered by an existing creek to the east and undeveloped land to the south. The northeast and southwest corners of the intersection of US 380 & Hardin Boulevard are currently under construction with users such as Costco, 24 Hour Fitness, and Cinemark, among others.

The proposed site is a single tract of land called "Tract II", currently owned by Headington Realty & Capital, LLC.

The property is current zoned PD Ordinance No. 1883 which does not allow for proposed uses within this development such as retail, restaurant, and hotel. With this letter and the attached submittal, we request the subject tract be rezoned from PD Ordinance No. 1883 to C3 Regional Commercial District. Per section 146-113 of the City of McKinney Code of Ordinances, the Regional Commercial zone is typically located along major regional highways where they intersect arterial roads. We believe that the subject tract meets the intent of the C3 zoning district. The site will have at least two anchor tenants of 50,000 square feet or greater and a hotel, with retail, restaurant, shops and other complimentary uses throughout.

If you have any questions regarding the rezoning submittal package, please contact me at (972) 770-1370 or [jonathan.kerby@kimley-horn.com](mailto:jonathan.kerby@kimley-horn.com).

Sincerely,

Jonathan Kerby, P.E.  
KIMLEY-HORN AND ASSOCIATES, INC.

Attachments:

- Rezoning Application
- Zoning Exhibit