

Rezoning Request: 2-13-2012

City of McKinney
Attn: Planning Dept 221N
Tennessee
McKinney TX, 75069

Y Street Ventures, LLC Bryan
Korba
1696 S Loop 288
Denton TX, 76205

Property Address and Legal Description
218 E Louisiana St McKinney TX, 75069

To Whom It May Concern:

The purpose of the letter is to request a zone change for the property located at 218 E Louisiana St in McKinney Texas approximately one block east of downtown. On the east it is bordered by Chestnut St and on the west side it adjoins an alley which separates it from the downtown buildings. From Tennessee Street on the square heading east on Louisiana St it is approximately 240 feet to the beginning of the property. To the north of the property across Louisiana St is Doug and Linda's Ski Shop and the south property line adjoins property owned by the City of McKinney currently being used as a public parking lot. (See attached aerial photo for exact location) Currently the zoning is BG General Business District and we are requesting the zoning be changed to CHD Commercial Historic District.

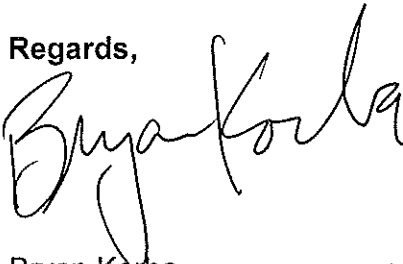
The building is approximately 15,000 sq ft and is currently vacant. Over the years there has been a few different uses for the building but the most recent before being vacated was office use. We are proposing converting the existing 15,000 sq ft to restaurant and retail.

Our request to change to zoning to CHD Commercial Historic District is to continue the feel of the current downtown. The property is currently zoned BG Business General but adjoins the desired CHD zoning on the west and north side. The CHD zoning will allow a mixed use product the help diversify

the already successful downtown. In our experience anytime we can bring more high end residential to a downtown area it always has a positive impact on any restaurant or retail business in the area.

Per the City of McKinney planning and zoning schedule we would like to have consideration on the March 13, 2012 meeting and consideration for approval from the City Counsel on the April 3, 2012 meeting. Thank you for taking time to consider our project for approval. If there are any additional questions we can answer please feel free to contact us. We look forward to helping continue the success of the downtown area.

Regards,

A handwritten signature in black ink that reads "Bryan Korba". The signature is written in a cursive style with a large, prominent initial "B".

Bryan Korba
Y Street Ventures, LLC
Managing Partner
1696 S Loop 288
Denton Tx, 76205
Office 940 381 2220