

August 16, 2017 (revised)

Letter of Intent – Amending PD Rezoning Request:

City of McKinney, Texas Planning Department
221 N. Tennessee St.
McKinney, TX 75069

Location:

The project site is located on HWY 380 and Grassmere Lane, approximately 1.5 miles east of Custer Road and approximately 2 miles west of N. Lake Forest Drive. Proposed development location rests on the north side of US HWY 380 frontage at the ingress/egress point of Tucker Hill Master Planned Development. Lot 1, Block C, Tucker Hill

Acreage:

2.565 ac

Zoning:

We request amendment to the current PD to accommodate the outlined additional permitted uses, design standards, and landscaping standards. The proposed development location is zoned PD – Planned Development District within an “Overlay Districts: Corridor Commercial Overlay District”. Zoning is understood to be Zoning Ordinance No. 2010-10-042 – Tucker Hill Master Planned Development.

Objectives:

All development standards and permitted uses as outlined in the original document Tucker Hill Pattern Book found in existing ordinance no. 2010-10-242 shall remain in place for the subject property.

Standards and uses shall pertain to indicated “Mixed Use Urban Center T5 Transect Zone” including but not limited to the 2.565 acre parcel located at the Tucker Hill Master Planned Development. Lot 1, Block C, Tucker Hill.

Project Summary:

The proposed development will follow all other design, building, and other guidelines of the previous Planned Development District, built to City of McKinney code and standards. The project is proposed to include +/- 33,000 square feet of office and retail space.

Owner Contact:

Brian Griggs / Adam Kanneman
Crown Sterling Properties, LLC
14651 N Dallas Pwky
Ste. 150
Dallas, Texas 75254
adamk@csmdallas.com
972.808.5000 – o

Applicant / Architect Contact:

Brian A. Wyatt, AIA
KSA Engineers, Inc.
8875 Synergy
McKinney, Texas 75070
bwyatt@ksaeng.com
972.542.2995 – o

Thank you for your time and attention to our project.

Sincerely,

A handwritten signature in blue ink that reads "Brian A. Wyatt". The signature is written in a cursive, flowing style.

August 16, 2017

Brian A. Wyatt, AIA | Project Architect
KSA Engineers, Inc.
972.542.2295
bwyatt@ksaeng.com