

The Seitz Group, Inc.
1110 Cowan Rd.
Celina, TX 75009

Letter of Intent

May 8, 2017

Mr. Brian Lockley
Director of Planning
City of McKinney
Planning Department
221 N. Tennessee St.
McKinney, TX 75070

RE: 37.812 acre tract of land situated in the William Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas and being part of a called 166.63 acre tract of land described in deed to Headington Realty & Capital, L.P., as recorded in Volume 4836, Page 851, Deed Records Collin County, Texas

Dear Mr. Lockley:

Attached please find the Site Plan Review Submittal for the reference property.

The property is located at the northeast corner of West University Drive, US Hwy 380 and Hardin Blvd. It is currently zoned "C-2" – Local Commercial District and "CC" – Corridor Commercial Overlay District by Ordinance No. 2016-04-026 dated April 05, 2016.

The parent 37.81 acres property will be subdivided into five (5) lots. Lots 1 thru 5 will have areas of 15.521, 0.990, 0.968, 19.230 and 0.968 acres respectively. Lot 1 will be sold and developed as a retail warehouse. Lot 4 will include eight (8) buildings numbered 1 thru 4 and A thru D. Buildings 1 thru 4 will have retail anchor tenants with floor areas of 12,500, 22,000, 32,000 and 55,000 S.F. respectively. Buildings A thru D are retail shops buildings with floor areas of 9,000, 9,000, 9,000 and 7,000 S.F. respectively. Shops buildings A thru D will house several restaurants, personal service and retail stores. Lots 2, 3 and 5 will be sold and developed as stand-alone restaurants and retail shops.

Each lot of the five (5) lot shopping center will be developed by their individual owners. This site plan application is for the development of Lot 4 and the access drives and infrastructure, inside lot 1, to support lots 1, 2, 3 and 5. Lot 4, the access drives and infrastructure will be built first. Lots 1, 2, 3 and 5 will submit separate Site Plan Review submittals and will be constructed under separate construction permits after the Lot 4 site work has been completed.

This project will meet all City of McKinney development and design criteria except for the requirements of Section 146-132(3)g. "Loading docks or structures, bays, and bay doors shall be screened from view from the public right-of-way, from adjacent residential property, and from adjacent non-residential property, other than industrial. The required screening device adjacent to a non-residential property, other than industrial, may be waived with site plan approval if it is determined that the location of the proposed loading docks, bays or bay doors in relation to the adjacent development's site layout is not detrimental. Bays in any retail district or retail PD district shall be oriented away from the street frontage."

The loading dock for Anchor 1 faces the neighboring new lot 1, where the Costco will be built. A shared drive is located between Anchor 1 and the Costco. The Costco itself screens the Anchor 1 loading dock from view.

We are requesting that the screening device requirement for the loading dock of Anchor 1 be waived as allowed in Section 146-132(3)g.

Loading docks for Anchors 2 thru 4 face the neighboring President's Point residential subdivision to the north. As required by Section 146-132(3)(a) we are building a 6' architectural masonry finish wall along the common property line between President's Point and the proposed development. Per staff's review comments, this wall cannot be considered as the loading dock-screening device. A second screening device is required between the perimeter screening device and the loading dock.

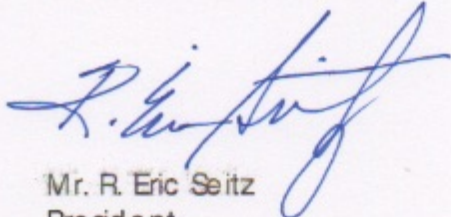
We are requesting a variance to install a living plant screen as allowed by Section 146-132(2)a.3.(iii) "Living plant screen, upon approval by the planning and zoning commission and/or city council, depending on which body has the final approval authority as indicated in Section 146-45(a)(2) through the site plan process"

The requested variances are not detrimental to the Costco nor the President's Point development.

The proposed development will add valuable services, jobs and additional tax revenue to the community.

Thank you for your consideration,

Applicant / Property Owner:

A handwritten signature in blue ink, appearing to read "R. Eric Seitz". The signature is fluid and cursive, with the first name "R." and last name "Seitz" clearly legible.

Mr. R. Eric Seitz
President
The Seitz Group, Inc.

Managing Partner
McKinney SH I, Ltd.

1110 Cowan Rd.
Celina, TX 75009
T. 214-223-9077
e-mail: eric@seitzgroup.net