

B | BURGER
ENGINEERING
Civil Consultants

May 7, 2015

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

Re: Straight Zoning Case – Letter of Intent
Lot 2, Block A
Custer/380 Addition
McKinney, Texas
B.E. No. 013-162

Dear City Planner,

Please accept the following information as the letter of intent for the above referenced straight zoning case application:

- The proposed zoning case includes 2.236 acres.
- The proposed zoning case is located at the northeast corner of U.S. Highway 380 (University Drive) and F.M. 2478 (Custer Road).
- The property is currently zoned C (Planned Center) and PD (Planned Development) ordinance number 2004-09-094.
- The proposed zoning district is C2 (Local Commercial).
- The subject property is being re-zoned to allow for the development of a dine-in/drive-through restaurant.
- A dine-in/drive-through restaurant cannot be developed today due to the fact that the property is located in two zoning districts.
- Applicant:
Bryan M. Burger, P.E.
Burger Engineering, LLC
17103 Preston Road, Suite 180N
Dallas, Texas 75248
(972) 630-3360
- Owner:
Geshar Venture, LTD.
16950 Dallas Parkway, Suite 120
Dallas, Texas 75248
(972) 732-9000

BRYAN M. BURGER, P.E.

17103 Preston Road, Suite 180N | Dallas, Texas 75248 | Office: 972.630.3360 | Fax: 972.630.3380



Page 2
Straight Zoning Case –
Letter of Intent
Lot 2, Block A
Custer/380 Addition
McKinney, Texas
B.E. No. 013-162

Please contact our office if you have any questions or comments.

Sincerely,



Bryan M. Burger, P.E.