



June 9, 2014

Mr. Brandon Opiela
Senior Planner
City of McKinney
Planning Department
211 N. Tennessee Street
McKinney, TX 75069

LETTER OF INTENT
Preliminary Final Plat
Lots 1-5, Block A – Verbie Hayes Addition
15.787 Acres located at the NEC of Virginia Pkwy and Hardin Blvd
City of McKinney, Texas
June 9, 2014

General Description:

The proposed area to be platted is 15.787 acres located at the northeast corner of Virginia Parkway and Hardin Boulevard in the City of McKinney, Collin County, Texas. The site is located at the hard corner of this intersection.

Proposed Uses and Development Schedule:

The property is proposed to be platted into 5 lots. Lots 1 and 4 will be developed at this time as shown on the Site Plan submitted with the PF plat. The proposed use for Lot 1 will be a grocery store of size $\pm 42,000$ SF. Lot 4 will be a $\pm 7,000$ SF building developed as general retail with uses allowed under the current zoning. Lots 2 and 3 are proposed to be developed at a later date.

Requested Variances and Planning Schedule:

This is a PF Plat for a commercial development and the applicant is not seeking any variances at this time. The applicant is not requesting deferment for public improvements. There are no common areas to be dedicated; screening and buffers will be per zoning ordinance as shown on the site and landscape plans.

Lauren Nuffer, P.E.