



August 16, 2021

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

Re: Letter of Intent
Gameday Sports Addition
DEC No. 0411

Dear Planning Staff:

Please accept this submittal package of a Preliminary-Final Plat for Gameday Sports. Gameday is a multi-discipline sporting venue including baseball, basketball, volleyball, and soccer. The site consists of approximately 49 acres on the east side of Farm-to-Market 2478 (Custer Road) approximately 500 feet south of County Road 125 (Twin Bridges Road). The property is within the extra-territorial jurisdiction of the City of McKinney; however, there are no adjacent properties within the immediate vicinity that are within the City Limits and annexation does will not be possible.

The property has frontage on Farm-to-Market 2478 (Custer Road) and is proposing to dedicate additional right-of-way to meet the current Thoroughfare Plan. An existing twelve-inch City of McKinney water main runs along FM 2478 and will provide water service to the development. No sanitary sewer service is available within the vicinity; however, provisions will be made to accommodate a future collection line that will extend across the eastern portion of the site.

Properties within the City's ETJ must obtain a development permit through Collin County; however, the permit can not be applied for until a recorded plat is available, or a letter is provided from the City of McKinney stating that platting is not required. In order to proceed with permitting and construction of the site as a whole, we are requesting that the Record Plat for the property be allowed to be approved and recorded prior to completion and acceptance of the public infrastructure improvements. We are happy to work with the City on providing a completion agreement to commit to the completion of the improvements. Note that the property is currently served by public water and is large enough to allow for on-site septic treatment.

Please let me know if you have any questions or require any additional information on the submittal.

Sincerely,

A handwritten signature in blue ink that reads 'Daniel Stewart'.

Daniel Stewart
President
Development Engineering Consultants, LLC