



RECEIVED

By Kathy Wright at 9:28 am, Jan 15, 2013

January 12, 2013
PI No: 1166-12-080

Mr. Michael Quint
CITY OF MCKINNEY
221 N. Tennessee Street
McKinney, Texas 75069

Re: **Virginia Village Office Preliminary-Final Plat**
SWC Virginia Parkway & Village Drive
McKinney, Texas

Dear Mr. Quint:

Please accept this letter as evidence of our intent to file a preliminary-final plat for two lots on the southwest corner of Virginia Parkway and Village Drive.

The subject property is located on the south side of Virginia Parkway, on the west side of Village Drive. This lot is currently unplatted. The site consists of 1.5836± acres of land in the Virginia Village addition to the City of McKinney with an existing PD (Planned Development) zoning. The associated ordinance and revisions are as follows:

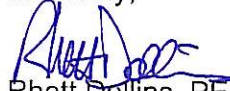
Zoning ordinance 1270, modified by PD 97-05-33 and 97-05-34.

The purpose of the plat will be to divide the tract into two lots and to establish easements necessary for development of the property.

The owner wishes to divide the property into two lots. The westernmost lot will consist of 0.6468± acres and will be developed immediately as the location of the owner's new dental clinic. The easternmost lot will be 0.9342± acres and will be developed for infrastructure, but no buildings will be placed on it during the first phase of construction. The proposed building to be constructed during phase 1 will be approximately 3,615 square feet and its use will be a dental clinic. The anticipated use of the easternmost property is professional office or clinic, and the estimated size of that building is approximately 3,000 square feet.

Please accept this Preliminary-Final plat request and the associated site plan for consideration on the February 12, 2013 Planning & Zoning Commission meeting.

Sincerely,



Rhett Dollins, PE, PTOE

RND/mdl
1166-12-080 Virginia Village Office – Plat LOI