



February 22, 2017

City of McKinney
Development Services
221 N. Tennessee Street
McKinney, Texas 75069

Via email: kwright@mckinneytexas.org

Re: Letter of Intent – Lot 1, Block A – Heights at Lake Forest Addition

Dear City Planner,

Our client, Lake Forest Trade Center, LLC is interested in developing Lot 1, Block A in the Heights at Lake Forest Addition into a 17,500 SF retail strip development. The lot is located at the southeast corner of Collin McKinney Parkway and Westport Drive and is currently vacant. The lot is approximately 1.809 acres and zoned PD 2007-12-133 (MU/EC and “Rec”). The client intends to rezone the site to “C1” – Local Commercial District straight zoning.

The purpose for the request is to decrease the rear yard distance requirement. The change would allow a retail building to be placed with parking in front, drives to meet existing mutual access at two locations, provide for adequate fire lane, and include other items required for development by the City.

Owner:

Mr. Srinivas Chaluvadi
Lake Forest Trade Center, LLC
13359 Grayhawk Blvd.
Frisco, TX 75033

If you have any questions or need additional information please let me know.

Sincerely,
Vasquez Engineering, L.L.C.

A handwritten signature in blue ink, appearing to read 'Byron T. Wadley', is written over the typed name.

Byron T. Wadley, P.E.
Vice President