



August 9, 2018

Ms. Kathy Wright  
City of McKinney  
Planning Department  
221 N. Tennessee  
McKinney, Texas 75069

**RE: *Rezoning Submittal – McKinney 380 Town Centre  
±42.07 Acres  
City of McKinney, Texas***

Dear Ms. Wright:

Kimley-Horn and Associates, Inc. respectfully submits the rezoning request for the City of McKinney's review. The subject property is approximately 42.07 acres located at the southeast corner of US 380 and Hardin Boulevard, bordered by an existing creek to the east and undeveloped land to the south.

The proposed site is three tracts of land called "Tract I", "Tract II" currently owned by McKinney SH II, LTD, and a 1.48 acre tract currently owned by Gloria's McKinney Property LLC.

With this letter and the attached submittal, we request the subject tract be rezoned from PD Ordinance No. 2018-05-042 to a new PD. In Ordinance No. 2018-05-042, we request Section 2, no. 1 read, "Hotel/motels uses on Lot 13 shall *generally* develop as shown on the attached Site Layout – Exhibit D," and that Section 2, no. 4 read, "Any plats submitted for the subject property shall *generally* conform to the attached Site Layout – Exhibit D." Section 2, no. 2 and 3 will remain as is in PD Ordinance. We also request a revised Exhibit D be attached to the PD which moves the hotel building approximately 95 feet further northeast, and decreases the size of Lot 13. These modifications will allow for general flexibility in the lot lines and site layout of the development which will allow for accommodation of various tenants and developer requirements.

If you have any questions regarding the rezoning submittal package, please contact me at (972) 770-1370 or [jonathan.kerby@kimley-horn.com](mailto:jonathan.kerby@kimley-horn.com).

Sincerely,

Jonathan Kerby, P.E.  
KIMLEY-HORN AND ASSOCIATES, INC.

Attachments:

- Rezoning Application
- Zoning Exhibit
- Concept Plan Exhibit