

The Seitz Group, Inc.  
1110 Cowan Rd.  
Celina, TX 75009

**Letter of Intent**

September 23, 2016

Mr. Brian Lockley  
Director of Planning  
City of McKinney  
Planning Department  
221 N. Tennessee St.  
McKinney, TX 75070

RE: 27.794 acre tract of land situated in the William Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas and being part of a called 79.0081 acre tract of land described in deed to Headington Realty & Capital, L.P., as recorded in Volume 4836, Page 851, Deed Records Collin County, Texas

Dear Mr. Lockley:

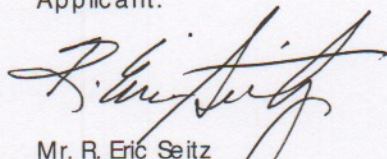
Attached please find the Straight (RE)Zoning Request Submittal for the subject property. The property is located at the south west corner of West University Drive, US Hwy 380 and Hardin Blvd. The property is currently zoned "PD-O/ML" - Planned Development-Office/Light Manufacturing District by Ordinance No. 1883 dated November 6, 1990.

A commercial development currently named 380 Commons @ Headington Heights is proposed for the property. To accommodate the proposed commercial uses we are requesting a zoning district change to "C-2" - Local Commercial District as described on the Code of Ordinances' Section 146-112.

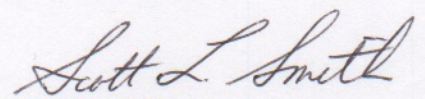
The proposed development will add valuable services and additional tax revenue to the community.

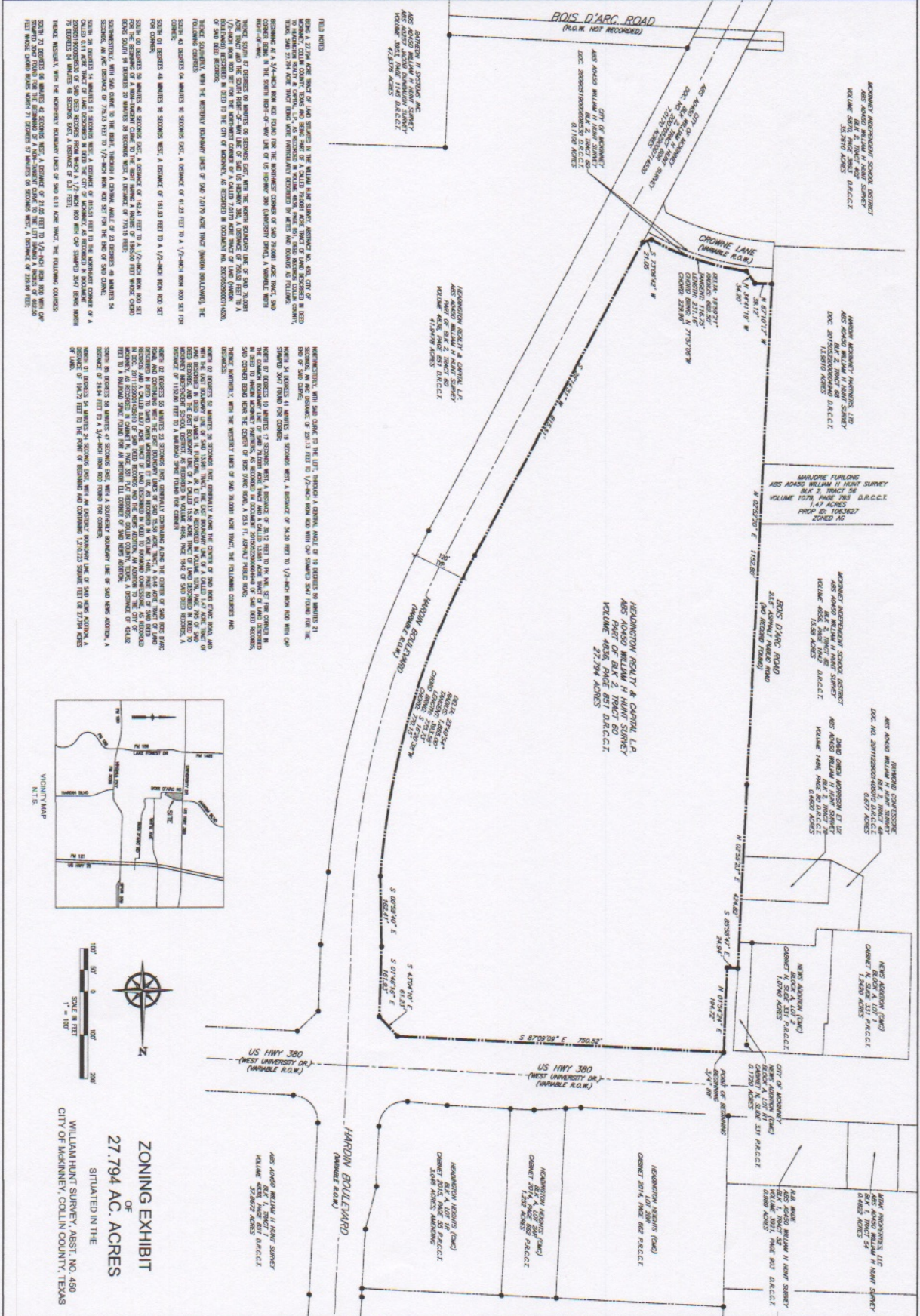
Thank you for your consideration,

Applicant:

  
Mr. R. Eric Seitz  
President  
The Seitz Group, Inc.

Property Owner:

  
Mr. Scott L. Smith  
Vice President Land Management  
Headington Realty & Capital LLC



**ZONING EXHIBIT**  
 OF  
**27.794 AC. ACRES**  
 SITUATED IN THE  
 WILLIAM HUNT SURVEY, ABST. NO. 450  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



**ZONING EXHIBIT**  
 THE DOCUMENT REPRESENTS THE DESIGN OPTION OF COME & ASSOCIATES, INC. AS AN ALTERNATIVE TO THE ZONING EXHIBIT. THE DESIGN OPTION IS SUBJECT TO THE APPROVAL OF THE CITY OF MCKINNEY. THE DESIGN OPTION IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF COME & ASSOCIATES, INC.

**380 COMMONS**  
 @ **HEADINGTON HEIGHTS**  
 SWC WEST UNIVERSITY DRIVE AND HARDIN BLVD.  
 CITY OF MCKINNEY  
 COLLIN COUNTY, TEXAS

**Coltré & Associates**  
 Development & Engineering Consultants  
 2701 West University Drive, Suite 200  
 McKinney, TX 75069  
 Tel: 972-562-1111  
 www.ColtréAssociates.com

**Stoltz Group**  
 DEVELOPMENT & SALES OF RESIDENTIAL PROPERTIES  
 1110 COWAN RD.  
 CELINA, TX 75709