



August 26, 2013

**RECEIVED**

*By Kathy Wright at 11:29 am, Aug 26, 2013*

Michael Quint  
Director of Planning  
221 N. Tennessee  
McKinney, Texas 75069

**RE:    *Letter of Intent – General Development Plan  
         NEC Stacy Road and Custer Road***

Dear Mr. Quint:

Please accept this letter of intent for the above referenced property. My client has asked my office to process a preliminary-final plat for the proposed single family portion of the subject property. The current General Development Plan for the property shows all retail uses over the full +/-13 acres. This case is being processed to modify the current GDP for the proposed uses.

Thank you for your time and consideration in this matter. If you have any questions, please contact me at 469-424-5900 or at [levi.wild@sanchezassociates.net](mailto:levi.wild@sanchezassociates.net) if this is more convenient.

Regards

Levi A. Wild, P.E.  
Director of Engineering

CC:    J. Martin Sanchez, President and CEO (Sanchez and Associates, LLC)  
       File

Master Planning

Civil Engineering

Land Development

Property Management

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220 East Virginia Street • McKinney, TX 75069 • Tel 469 424 5900 • Fax 214 544 3200

# **Hills of Alma**

## **General Development Plan Narrative Summary**

The proposed development is located at the northeast corner of Alma Road and Silverado Trail in McKinney, Texas and consists of approximately 13 acres. The subject property is zoned C-Planned Center District. The following information is a detailed development summary:

1. Recorded Owner(S): **Gammon Partners LP  
Coit/Plano Parkway Ltd**

Developer: **Vista Oaks Development**  
Contact: Steve Gee

Development Consultant: **Sanchez & Associates, LLC**  
Contact: Levi A. Wild, P.E.

2. Description of Proposed Development:

The subject property will be developed for commercial/retail uses and single family uses. The single family will be developed on the eastern +/-9 acres of the overall +/-13 acre tract. The commercial/retail uses will be developed along the Alma Road frontage.

3. Acreages for Existing Land Use Categories:

Single Family –Small Lots:	8.83 acres
Commercial/Retail:	3.90 acres

4. Density for Residential:

8.83 acres with a density of 6.11 DU/acre

Total – 54 units generally 35’x100’.

5. The developer shall use its best efforts to comply with the City of McKinney Regional Employment Center Overlay Design Standards and Guidelines.