



HOMEYER
ENGINEERING, INC.
CIVIL ENGINEERING • PLATTING
SITE & LAND PLANNING

February 13, 2023

City of McKinney
Planning Department
221 N. Tennessee Street
McKinney, Texas 75069

RE: Custer Retail – Conveyance Plat Letter of Intent

To Whom It May Concern:

On behalf of our client, Homeyer Engineering, Inc. is submitting a conveyance plat for the proposed Custer Retail development located on the southeast corner of Custer Road and Bloomdale Road. The subject property consists of 14.15 acres and will be developed with office, retail, restaurant, daycare and carwash uses. The property is currently zoned as PD (2013-02-009) with general business uses. The adjacent property to the south is zoned PD (2013-02-009) with residential uses. The property to the east is zoned TH with the property to the north and west being street rights-of-ways.

The subject property is being proposed to be divided into nine (9) lots. Water service will be provided from an existing water line located along the western property boundary adjacent to Custer Road. Sanitary sewer will be provided from an existing sewer line that is located adjacent to the subject property in the southeast corner of the site. The site drains from west to east into an existing channel that runs along the eastern property line.

If you have any questions regarding the proposed concept plan submittal, please feel free to contact me at 972-906-9985 or shomeyer@hei.us.com.

Sincerely,

HOMEYER ENGINEERING, INC.
TBPE Firm Registration No. F-8440

Steven R. Homeyer, PE
President