



**Cabré & Associates**  
Development & Engineering Consultants

## Letter of Intent

July 26, 2017

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

RE: 9.55 acres out of 27.79 acres 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 acres 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 Site Plan Review Submittal for the reference property.

The property is located at the southwest corner of West University Drive, US Hwy 380 and Hardin Blvd. It is currently zoned "C-2" – Local Commercial District and "CC" – Corridor Commercial Overlay District by Ordinance No. 2016-12-093 dated December 06, 2016.

The property is lot 6 of the proposed 380 Commons at Headington Heights development with approximately 9.55 acres of area. 55,980 S.F. movie theater is planned for this location.

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

Thank you for your consideration,

Applicant:

Carlos I. Cabré, P.E.  
Cabré & Associates, LLC



THINK.  
DESIGN.  
BUILD.

**City of McKinney**  
**Planning – Development Review**  
**221 N. Tennessee St.**  
**McKinney, TX 75069**

To whom it may concern,

As part of the Site Plan Review for the **Cinemark USA McKinney XD14** project planned for the 380 Commons at Headington Heights (**Site Plan Case #17-219SP**), the design team would like to request a variance from the City of McKinney Code of Ordinances, Section 146-132 with regards to the requirements for screening of rooftop mechanical equipment.

The property is Tract 60 of the 380 Commons @ Headington Heights development, 9.55 acres spanning between Hardin Boulevard and Bois D’Arc Road, approximately 315 feet south of University Drive. It is zoned “C-2” – Local Commercial District and “CC” – Corridor Commercial Overlay District.

The chosen rooftop units for the theater deviate from Section 146-132 in that – viewed in flat elevation – they extend past the parapet of the building from between 6” and 2’-0”. We (and our client) have no desire whatsoever to have the mechanical units visible from our site, adjoining sites, and from the public right-of-way, as their view would detract from the aesthetic of the design and be off-putting to all to have in direct line of sight. Attached to this letter, please find the Sight Line Exhibit, with rendered views taken from public rights-of-way at University Drive and Hardin Boulevard, and Bois D’Arc Road, as well as 2D sight line studies taken from the same R.O.W.s showing line-of-sight from a 6’-0” height at grade. The modeled RTUs shown in the 3D model of the exhibit sit slightly higher than we anticipate them actually being installed on the roof, to allow for a margin of error in construction. As these views show, when not using a strictly orthographic projection, the RTUs are well-screened from line of sight. Due to the expansive depth of the roof and the location of the RTUs remotely from the roof edge, we believe the design adheres to the intent of the code, and hope that the Planning Department shares this assessment.

Please let us know if you have any questions or need any further clarification.

Thank you,

A handwritten signature in black ink that reads "Scott Somerville".

Applicant:  
Scott Somerville  
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scottsomerville@beckarchitecture.com