



# CRAIG RANCH

December 2, 2015

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

**RE: Marketplace Storage at Craig Ranch**

To whom it may concern:

We are writing on behalf of The Jenkins Organization to express our thoughts regarding the SUP request to permit the construction of a high end, mostly climatized self-storage facility generally located at the NE corner of Custer & Stacy Roads. We feel this is a logical use for this specific portion of the overall +/- 20 acre commercial tract based on the following factors:

1. In our opinion the use is a rational use / buffer between the existing Avenues multifamily community to the East and the remaining commercial uses which will have their "back-of-house" operations towards the proposed self-storage facility.
2. All the parties involved have spent a great deal of time designing the orientation of the development to reduce its view corridor. Minimizing its impact on the balance of the development, neighboring residents, and the greater neighborhood traveling along Stacy.
3. The developer (The Jenkins Organizations) has shown commitment to quality construction, materials, landscaping and have sought neighborhood input at every turn. This in conjunction with the oversight powers of the Craig Ranch Design Review Committee ("DRC") gives us, as the Master Developer, a high level of comfort with the ultimate appearance of the development.

Based on the above we are hopeful your planners working with Jenkins and Encore develop a plan and set of criteria that will receive support from staff, the Planning & Zoning Commission and City Council.

Should you have any questions please don't hesitate to call me day or night.

Sincerely,

David H. Craig  
Craig Ranch Founder

CC: The Jenkins Group  
Masterplan  
File



December 3, 2015

City of McKinney – Planning & Zoning  
221 N. Tennessee Street  
McKinney, Texas 75069

Re: Marketplace Storage at Craig Ranch

To whom it may concern:

My name is Gene Babb of Davis Development, owner of The Avenues at Craig Ranch and future development tracts, situated directly to the east and north respectively of the proposed Marketplace Storage at Craig Ranch. The Jenkins Organization has discussed and shared their design plans. We have no opposition to their project.

Sincerely,

A handwritten signature in blue ink that reads 'Gene Babb'.

Gene Babb  
Davis Development

December 7, 2015

City of McKinney – Planning & Zoning  
221 N. Tennessee Street  
McKinney, Texas 75069

Re: Marketplace Storage at Craig Ranch

To whom it may concern:

My name is Stephen Salazar. I am a resident of McKinney, Texas. I am writing to support the Marketplace Storage at Craig Ranch project.

I am providing a letter of support for two reasons – (1) I have known Robb DeJean (The Jenkins Organization) for several years and can personally attest to his character and integrity. (2) As a McKinney resident, I believe McKinney should embrace upscale, high quality projects like this one, particularly when they both help satisfy a community need and further our economic development.

Sincerely,

A handwritten signature in black ink that reads "Stephen Salazar". The signature is written in a cursive, flowing style.

Stephen Salazar  
412 Cypress Garden Drive  
McKinney, Texas 75071



December 4, 2015

City of McKinney – Planning & Zoning  
221 N. Tennessee Street  
McKinney, Texas 75069

Re: Marketplace Storage at Craig Ranch

To whom it may concern:

I am writing to express support for this project. I have had several conversations with The Jenkins Organization including an onsite property tour to evaluate their location and design plan. Their design provides for the opportunity to be a U.S. Postal Service partner as a CPU location within Craig Ranch/McKinney.

The USPS is seeking strategic partnerships within retail oriented locations to provide additional postal access for Craig Ranch/McKinney residents. This retail focused, high end marketplace storage offers a great complement to USPS.

The Jenkins Organization has designed a dedicated retail area for a CPU. They also are nationally recognized operators with experience managing packaging & shipping retail locations which is an important factor for consideration as a CPU.

Their upscale design, location, and experience to provide additional U.S. Postal access for Craig Ranch/McKinney residents is much needed.

Sincerely,



Sandra McCallister  
United States Postal Service  
Retail Specialist – Contract Postal Unit Coordinator