



November 22, 2016

City of McKinney
Development Services
221 N. Tennessee Street
McKinney, Texas 75069

Re: Letter of Intent – Lot 17R, Block A – Village Park Addition

Dear City Planner,

Our client Lake Forest Plaza, LLC is looking to develop Lot 17R of the Village Park Addition into a Retail development. The lot is located at the northeast corner of Collin McKinney Parkway and Westport Drive and is currently vacant. The lot is approximately 1.499 acres and zoned PD 2002-05-038 (BN/MU). Our client is requesting a Straight Rezoning request from BN/MU to C1.

The purpose for the request is to decrease the rear yard distance requirement. The change would allow a retail building to be placed with parking in front, drives to meet existing mutual access at three locations, provide for adequate fire lane, and include other items required for development by the City. The rezoning request would match the zoning designation currently under City review for the lot at the corner of Collin McKinney Parkway and Lake Forest Drive.

Owner:

Lake Forest Plaza, LLC
13359 Grayhawk Blvd.
Frisco, TX 75033

If you have any questions or need additional information please let me know.

Sincerely,
Vasquez Engineering, L.L.C.

Byron T. Wadley, P.E.
Vice President