



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

April 2, 2020

Dear Property Owner:

On behalf of our client, Homeyer Engineering, Inc. is sending this letter and the attached concept plan and building elevations to notify you of a proposed development located at the southwest corner of Virginia Parkway and Lake Forest Drive in McKinney. Our client is proposing to develop an event center with indoor and outdoor uses. The event center will accommodate weddings, corporate events, receptions and various other ceremonies at this resort type facility.

The proposed event center will be constructed adjacent to Virginia Parkway so that it is as far away from the adjacent residential properties as possible. In addition, it is our intention to maintain as much of the existing trees as possible along our south property line to provide for a natural buffer between this use and the adjacent residential properties. In addition to maintaining the natural buffer, we will also be installing a six (6) foot masonry screening wall along this property line to increase the separation between these properties.

We have already met with the Stone Brooke Crossing HOA to discuss the proposed project and had intentions to meet with our other neighbors, but due to the unforeseen circumstances surrounding COVID-19, we have not been able to schedule a meeting with your respective HOAs. In lieu of these meetings we are sending out this information to each property owner within 200 feet of the subject property to gather your comments.

If you have any questions regarding the proposed project, 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

Jerry & Teresa Dyson 5100 Sandy Ct McKinney, TX 75072	Thomas Wofford 5104 Sandy Ct McKinney, TX 75072	Wesley & Ariana Thompson 5108 Sandy Ct McKinney, TX 75072
Shirley Long 5112 Sandy Ct McKinney, TX 75072	Benjamin & Chi-Hsueh Yang 7900 Medina Way McKinney, TX 75071-3482	Patrick & Sherry Jackson 5120 Sandy Ct McKinney, TX 75072
Peter & Maria Litwin 5124 Sandy Ct McKinney, TX 75072	Virginia Briedwell 5128 Sandy Ct McKinney, TX 75072	Cody Turner 208 S Village Dr McKinney, TX 75072
Todd & Theresa Weishaar 204 S Village Dr McKinney, TX 75072	Heidi & Mike Mecham 200 S Village Dr McKinney, TX 75072	Keith Harber 7501 Crestway Ct McKinney, TX 75071-6538
Debra Fortunato 116 S Village Dr McKinney, TX 75072	Justin Crocker 205 Stone Brooke Ct McKinney, TX 75072	Timothy & Sheila Pelley 209 Stone Brooke Ct McKinney, TX 75072
Bryan & Amanda Woods 201 Stone Brooke Ct McKinney, TX 75072	Kirk Cruden 5200 Stone Brooke Crossing McKinney, TX 75072	Liu Weijia & Jianbai Wang 5808 Silverton Ave McKinney, TX 75070-4507
Mill Stone Holdings- Series D LLC 3204 Mill Ridge Dr Plano, TX 75025-3989	Stone Brooke Crossing HOA Inc, C/O CMA Management Company 1301 Central Expy S Ste 110 Allen, TX 75013-8086	McKinney Contemporary Dental Arts LLC 5217 Virginia Pkwy McKinney, TX 75071-5655
Katie Brown 5205 Lake Bend Dr McKinney, TX 75071-6478	Lewis Elvira 5201 Lake Bend Dr McKinney, TX 75071-6478	Allison Vanderwiel 5133 Lake Bend Dr McKinney, TX 75071-6477
Domingo & Emma Regalado 5129 Lake Bend Dr McKinney, TX 75071-6477	Jonathan Rogers 5125 Lake Bend Dr McKinney, TX 75071-6477	Soloman & Caroline Omollo 5121 Lake Bend Dr McKinney, TX 75071-6477
Mandy & Cory Rains 5117 Lake Bend Dr McKinney, TX 75071-6477	Bridgeway Properties LP 2600 Eldorado Pkwy Ste 115 McKinney, TX 75070-7517	SEJ Asset Management & Investment Company, C/O 7-Eleven Inc 1722 Routh St Ste 1000 Dallas, TX 75201-2504

Noemi & Eliud Garcia 4911 Jamestown Ln McKinney, TX 75071-7870	Jamie & Michael Clark 4909 Jamestown Ln McKinney, TX 75071-7870	Proton PRC Ltd & Mohammed Fahim 4805 S Colony Blvd The Colony, TX 75056-2233
Joplin Partners Ltd 407 S Tennessee McKinney, TX 75069	Marguerite & Patrick Lenderman 5002 Enclave Ct McKinney, TX 75072-5394	Property Owner 5004 Enclave Ct McKinney, TX 75072-5394
Anup & Shannon Pradham 5006 Enclave Ct McKinney, TX 75072-5394	Jennifer & Jacob Bell 5008 Enclave Ct McKinney, TX 75072-5394	Cheryl & Robert O'Lenick 5000 Enclave Ct McKinney, TX 75072-5394
Harold Vesterby 5001 Enclave Ct McKinney, TX 75072-5394	Stephen Birlew & Susan Palmer 5009 Enclave Ct McKinney, TX 75072-5394	Sumit & Poorvi Shah 5011 Enclave Ct McKinney, TX 75072-5394
Michael & Samantha Smith 5023 Enclave Ct McKinney, TX 75072-5394	Yamada Akihiro & Makiko Hatake 5025 Enclave Ct McKinney, TX 75072-5394	Alan & Grace Wong 20142 Glenwood Dr Castro Valley, CA 94552-5221
Ryan Pugh 5030 Enclave Ct McKinney, TX 75072-5394	Zsolt Kovacs & Linzi Baruah 46137 Hayden St Matawan, MI 49071-7725	Abraham Charles 5026 Enclave Ct McKinney, TX 75072-5394
Phillip & Shelly Flink 50241 Enclave Ct McKinney, TX 75072-5394	Morgan Patton 5022 Enclave Ct McKinney, TX 75072-5394	Waltman Gerald Lynn & Patricia Ann - Le, Gerald & Patricia Waltman Revocable Trust 6609 Lee Meadow Dr
Opendoor Property N LLC 405 Howard St Ste 550 San Francisco, CA 94105-2999	Lilian Caballero 5018 Enclave Ct McKinney, TX 75072-5394	Jeffery & Shukman Hatley 5010 Enclave Ct McKinney, TX 75072-5394
Joyce Gorman 5012 Enclave Ct McKinney, TX 75072-5394	Amber Bluford 5014 Enclave Ct McKinney, TX 75072-5394	Lisa Turner 305 Eagle Pt McKinney, TX 75072-5352
Suzanne Wagstaff 307 Eagle Pt McKinney, TX 75072-5352	Robert & Karen Crockett 301 Eagle Pt McKinney, TX 75072-5352	Janice Arion 5100 Hawks Nest McKinney, TX 75072-5352

Diana Dai
505 Spur Dr
Allen, TX 75013-4753

Harlan & Misty Wheeler
5101 Sandy Ct
McKinney, TX 75072-9302

Tracy & Russell Jones
5113 Sandy Ct
McKinney, TX 75072-9302

Cindi & Steve Richins
5129 Sandy Ct
McKinney, TX 75072-9302

Gina & Troy Fields
209 S Village Dr
McKinney, TX 75072-5195

Avan Yim
5209 Lake Bend Dr
McKinney, TX 75071-6478

Cesa & Julia Echeverria
5103 Hawks Nest
McKinney, TX 75072-5354

David & Rebecca Ecker
5105 Sandy Ct
McKinney, TX 75072-9302

Kathryn Fontana
5117 Sandy Ct
McKinney, TX 75072-9302

Christopher & Megan Carroll
5133 Sandy Ct
McKinney, TX 75072-9302

Kristine Loftis
213 S Village Dr
McKinney, TX 75072-5195

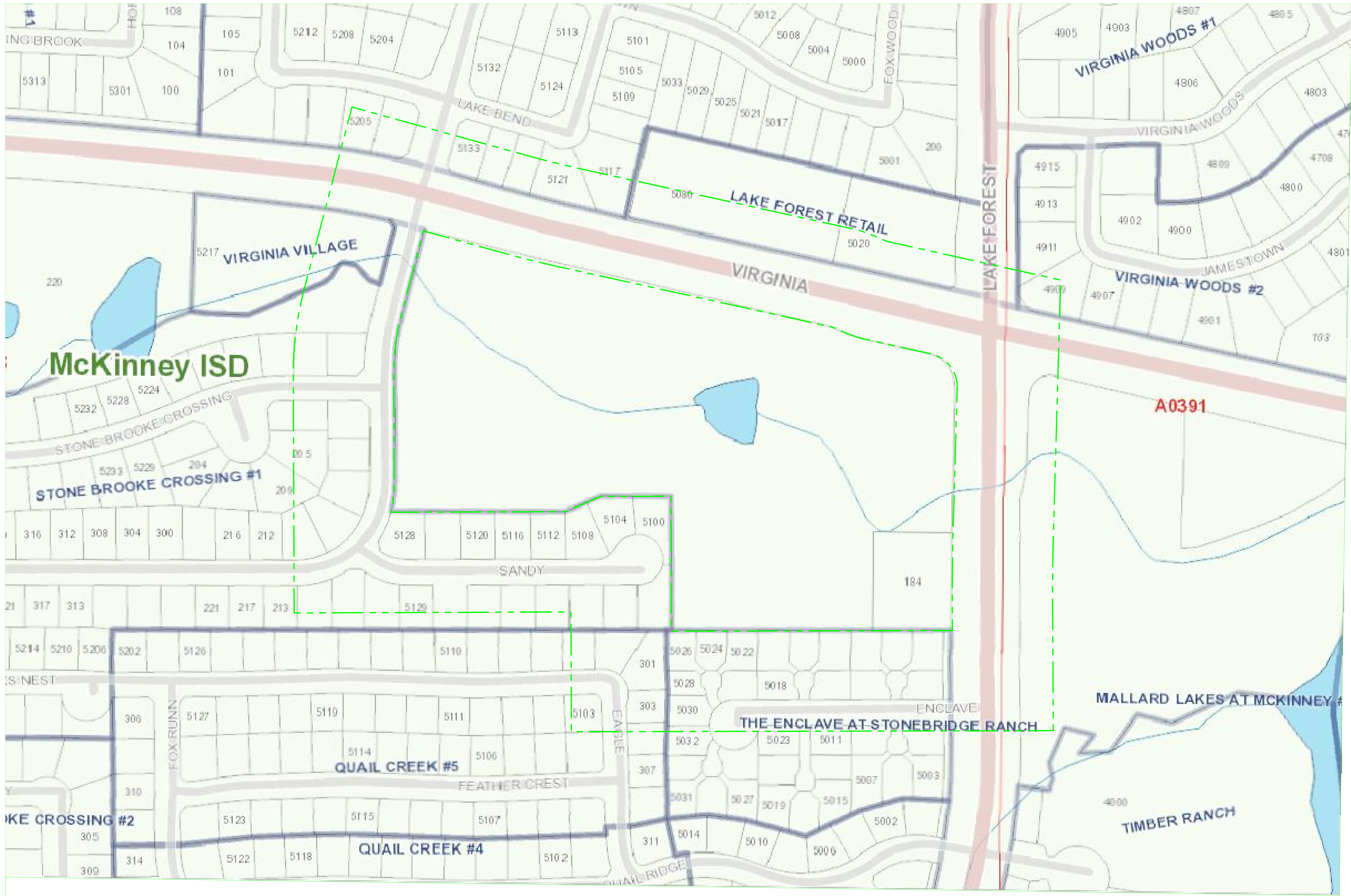
Matthew & Kara Scow
5100 Feather Crst
McKinney, TX 75072-5360

Michael Trotter & Laura Aguilar
5109 Sandy Ct
McKinney, TX 75072-9302

Fairview Farm Land Co Ltd
3369 Premier Dr Ste 100
Plano, TX 75023-7022

Mark & Anne Womack
205 S Village Dr
McKinney, TX 75072-5195

Enclave At Stonebridge HOA, C/O
RTI/Comm Mgmt Assoc Inc
1800 Preston Park Blvd Ste 101
Plano, TX 75093-5198





ELEVATION EAST



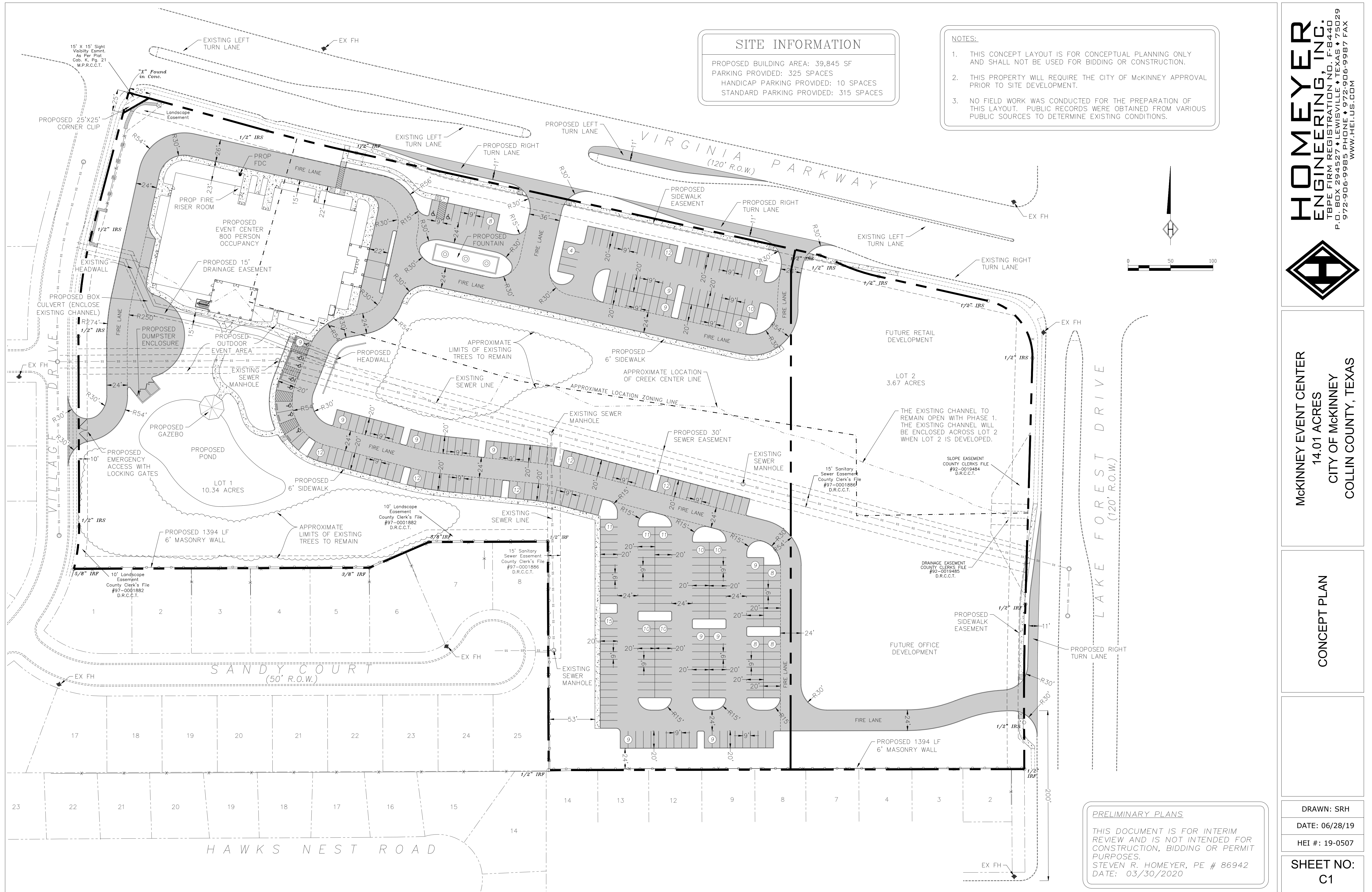
ELEVATION WEST



ELEVATION NORTH



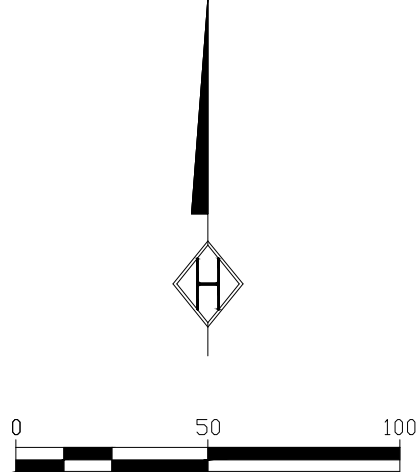
ELEVATION SOUTH



SITE INFORMATION

PROPOSED BUILDING AREA: 39,845 SF
 PARKING PROVIDED: 325 SPACES
 HANDICAP PARKING PROVIDED: 10 SPACES
 STANDARD PARKING PROVIDED: 315 SPACES

- NOTES:**
1. THIS CONCEPT LAYOUT IS FOR CONCEPTUAL PLANNING ONLY AND SHALL NOT BE USED FOR BIDDING OR CONSTRUCTION.
 2. THIS PROPERTY WILL REQUIRE THE CITY OF MCKINNEY APPROVAL PRIOR TO SITE DEVELOPMENT.
 3. NO FIELD WORK WAS CONDUCTED FOR THE PREPARATION OF THIS LAYOUT. PUBLIC RECORDS WERE OBTAINED FROM VARIOUS PUBLIC SOURCES TO DETERMINE EXISTING CONDITIONS.



HOMEYER ENGINEERING, INC.
 ENGINEERING, INC.
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 WWW.HEI.US.COM



MCKINNEY EVENT CENTER
 14.01 ACRES
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

CONCEPT PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
 STEVEN R. HOMEYER, PE # 86942
 DATE: 03/30/2020

DRAWN: SRH
 DATE: 06/28/19
 HEI #: 19-0507
SHEET NO: C1