



6750 HILLCREST PLAZA DR., STE. 215  
DALLAS, TX 75230 (972) 490-7090 FAX (972) 490-7099  
TEXAS ENGINEERING FIRM REGISTRATION No. 89  
TEXAS SURVEYOR FIRM REGISTRATION No. 10086600

## Letter of Intent

### Commercial Development at Ridge and McKinney Ranch

Property Acreage:	2.177 Acres
Property Location:	NWC of Ridge Road and McKinney Ranch Pkwy
Property Use:	neighborhood retail and gas station
Building Square Footage:	TBD S.F.
Phasing:	All in one phase
Zoning District:	PD
Variance request:	Request to reduce landscape setback along Cannon Drive to 10 feet. Per Sec.146-135(f)(4)(b) requiring corner lots to meet the thoroughfare standards we request to follow Sec.146-135(f)(4)(a) to allow for a 10 foot setback.
Contact Information:	Brian Umberger Winkelmann and Associates, Inc. 6750 Hillcrest Plaza Drive, #215 Dallas, Texas 75229 972-490-7090 ext. 216 469-964-5721 (cell) brian@winkelmann.com