



**MIDDLETON & ASSOCIATES, LLC**

**CONSULTING CIVIL ENGINEERS, SURVEYORS AND LAND PLANNERS**

February 6, 2015

Ms. Samantha Pickett  
Planner II  
City of McKinney  
Planning Department  
221 N. Tennessee Street  
McKinney, Texas 75070

RE: Preliminary/Final Plat Submittal  
MovieHouse and Eatery within the Craig Ranch Development  
McKinney, Texas

Dear Matt:

Please accept this as our submittal of the Preliminary/Final Plat on the MovieHouse and Eatery project within the Craig Ranch Development. This project will be located on approximately 6.788 acres, being all of Lot 1, Block A of the Southern Hills at Craig Ranch Addition. This property is zoned *PD 01-02-017* and is labeled as Mixed Use 7 (MU-7). The base zoning for this tract is "C" Planned Center District and it is also part of the Regional Employment Center Overlay District.

Our project will be built in two phases. Phase one would include a 46,368 square foot, 966 seat, 10 screen theatre and eatery on Lot 1R. The second phase is currently planned as a 4,200 square foot bank and would be constructed on Lot 3.

If you have any questions concerning our submittal, please contact me. We look forward to working with staff on this project.

Sincerely,  
**MIDDLETON & ASSOCIATES, LLC.**

Eugene Middleton, P.E.  
President

Cc: Leslie Sloan, Rodney Speaks