



July 16, 2019

City of McKinney Planning  
221 N Tennessee Street  
McKinney, TX 75069

Reference: Letter of Intent – Revision 1  
Preliminary/Final Plat Application  
SmartStop Self Storage Addition  
2280 N Custer Road  
McKinney, TX 75071

To Whom It May Concern:

We formally request that you accept this Letter of Intent and the enclosures listed below as our application for Preliminary/Final Plat for the above referenced project.

#### **Enclosures**

- Completed Application
- Plat Exhibit
- Signed and Notarized Affidavit of No Trees
- Schematic plan for proposed improvements
- Firmette from FEMA Map Service Center

#### **Intent**

The subject property contains 173,213 square feet or 3.976 acres and is located at 2280 North Custer Road. The subject property is located in Collin County and within the ETJ of the City of McKinney. The subject property has approximately 260 feet of frontage on the east side of North Custer Road and is located approximately 815 feet north of the intersection of North Custer Road and West University Drive and approximately 390 feet south of the intersection of North Custer Road and County Road 853.

The site is currently developed as a self-storage use. The existing improvements were constructed in late 2014 or early 2015 by the property's previous owner. The improvements were permitted through Collin County but not through the City of McKinney, and the property was not platted. This application seeks to dedicate the subject property as a legal lot in advance of proposed driveway improvements required to accommodate planned TxDOT improvements to North Custer Road.

The proposed name of the subdivision is SmartStop Self Storage Addition. The plat proposes a single lot and block known as Lot 1 and Block A. No common areas, screening, or buffering areas are proposed as the development is an existing non-residential use. The plat type proposed is in Preliminary/Final Plat for an existing self-storage use. A water easement and a fire lane and access easement are also to be dedicated by the plat.

**Special Considerations**

Negotiations are ongoing between the owner and the city regarding a facilities agreement in lieu of an escrow. The owner request that the escrow be removed as a condition of approval pending the outcome of the facilities agreement.

**Contact Information**

Owner

SSGT 2280 N CUSTER RD LLC  
Contact: Nick Look and Wayne Johnson  
10 Terrace Road  
Ladera Ranch, CA 92694  
(214) 217-9797  
[Wjohnson@SAM.com](mailto:Wjohnson@SAM.com)  
[nlook@sam.com](mailto:nlook@sam.com)

Applicant/Authorized Agent

COOL BREEZE CONSULTANTS LLC  
Contact: Graham Moore, P.E.  
1314 Avenue A, Suite A  
Katy, TX 77493  
(832) 349-4018  
[graham@coolbreezeconsultants.com](mailto:graham@coolbreezeconsultants.com)

Should you have any questions or need further information regarding this submittal, please do not hesitate to contact me.

Thank you,



Graham Moore, P.E.  
Cool Breeze Consultants LLC  
TBPE Firm # F-20465