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LETTER OF INTENT

May 6th, 2024

ATTN; Planning Department
221 N. Tennessee St.
P.O. Box 517
McKinney, TX 75069

RE: Rezoning for Hotel at 1565 N Hardin Blvd, McKinney, TX 75071

Dear Sir/Madam

Please accept this letter as evidence of our intent to submit a Rezoning Permit application.

Summary of Property: This development is for a proposed Hotel & Car wash located at 1565 N. Hardin Blvd, McKinney. Being a part of the William Hunt Survey, Abstract Number 450 and also being all of Lot 8R, Block A, 380 Commons at Headington Heights Addition, Recorded in Document Number 2019-518, Plat Records, Collin County, Texas. The property is currently zoned as C2- Local Commercial District. The proposed hotel building is of 4 stories with the height of 55 feet. As per the Zoning, hotel maximum height that is permitted is 45 feet. Since the proposed height of the building is more than the maximum height allowed on C-2 zoning, we would like to request for the rezoning to C3- Regional Commercial District.

This proposed hotel will have 107 rooms and 107 parking spaces. This hotel will enhance the local community by providing a valuable service. It will be a great addition for the city of McKinney development. Therefore, you are requested to consider above mentioned request and grant approval. We look forward to working with City staff towards the successful completion of our project.

A handwritten signature in blue ink that reads "Andrew Yeoh".

Sincerely,
Andrew Yeoh, P.E.
Triangle Engineering, LLC
ayeoh@triangle-engr.com