



08/20/2025

Stewart Starry
City of McKinney
Development Services

RE: Custer Frontier Marketplace
Site 2025-0033

Mr. Starry:

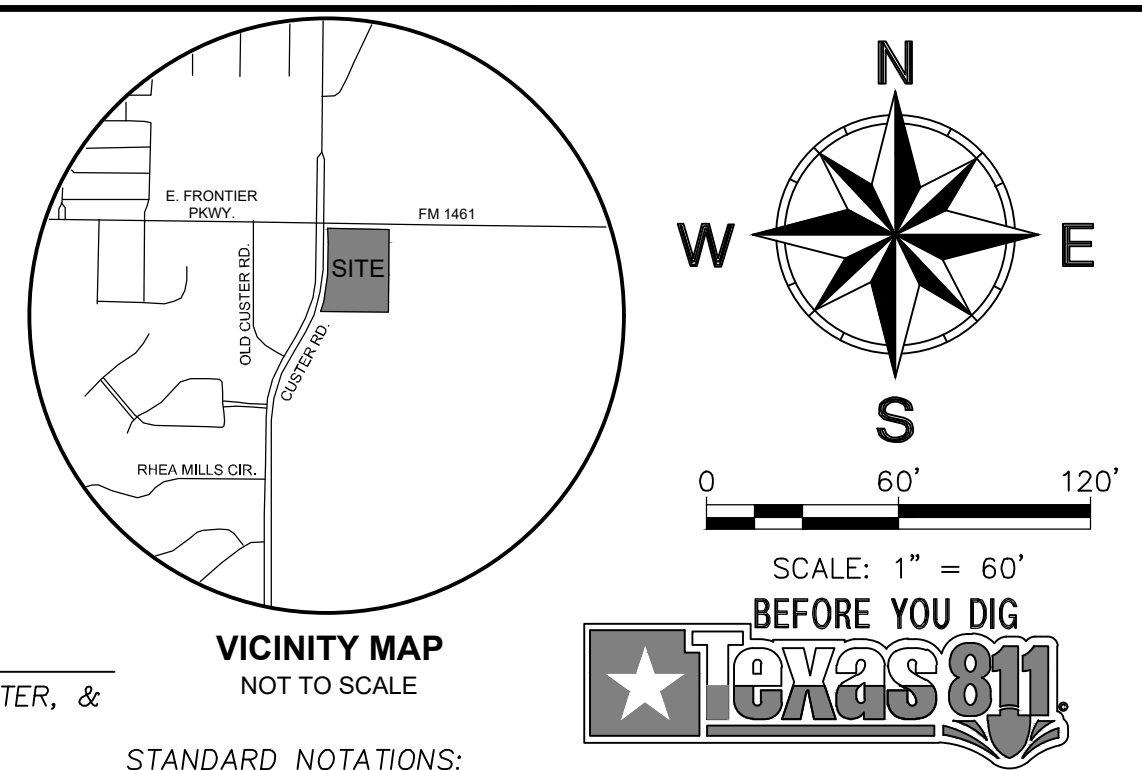
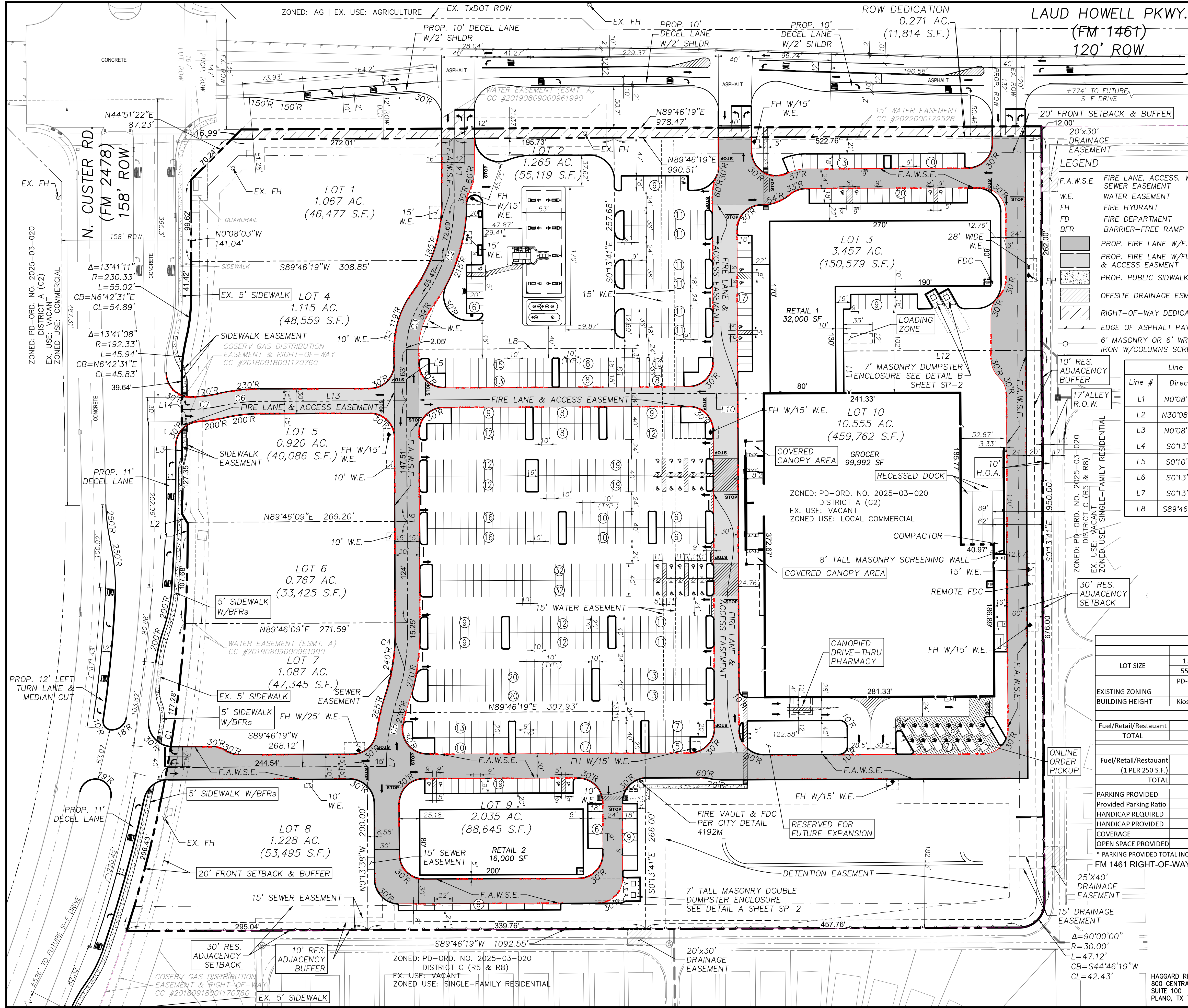
Please accept this letter on behalf of Haggard Rhea Mills, LLC as our support for the design exception proposed with the above referenced Site Plan (attached). As the adjacent owner and developer, we have worked diligently with the retail developer to produce a cohesive layout for the overall 105 ± Acre tract.

We feel the setbacks to any loading operations have been satisfactorily addressed through vertical and horizontal walls and landscaping on the retail side. On the residential side there is also an additional 10' Landscape Buffer & 20' alley.

Sincerely,

Toby Haggard
Haggard Property Group, Ltd

CC: Maria Bonilla
Stephen Hubach
David Palmer
Nate Collins
Russell Cowart
Craig Winkler
Caitland Strickland



- STANDARD NOTATIONS:
- THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
 - MECHANICAL AND HEATING AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL AND MULTI-FAMILY USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
 - LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 6: OF THE UNIFIED DEVELOPMENT CODE.
 - LOADING DOCKS AND LOADING BAYS TO BE SCREENED WITH A DOOR THAT IS PRIMARILY OPAQUE WHEN CLOSED.
 - PROPOSED PAVING IS CONCRETE UNLESS OTHERWISE NOTED
 - CURB RADII ARE 2' UNLESS OTHERWISE NOTED
 - DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED

Line Table		
Line #	Direction	Length
L1	N0°08'03"W	14.87'
L2	N30°08'03"W	14.00'
L3	N0°08'03"W	166.99'
L4	S0°13'41"E	78.11'
L5	S0°10'00"E	65.05'
L6	S0°13'41"E	286.77'
L7	S0°13'41"E	10.82'
L8	S89°46'19"W	266.78'

Line Table		
Line #	Direction	Length
L9	N0°13'41"W	55.31'
L10	S89°46'19"W	268.00'
L11	S0°13'41"E	51.00'
L12	S89°46'19"W	242.76'
L13	N89°46'19"E	179.29'
L14	N89°46'19"E	8.82'

CURVE TABLE				
No.	Delta	Radius	Length	CH. B CH. L
C1	17°49'11"	1580.00'	491.40'	N8°46'32"E 489.42'
C2	36°56'14"	200.25'	129.10'	S18°15'08"W 126.87'
C3	33°38'33"	104.05'	61.09'	S17°59'37"W 60.22'
C4	18°12'36"	251.87'	80.05'	S9°21'07"W 79.71'
C5	16°36'51"	250.27'	72.57'	S10°10'28"W 72.32'
C6	12°33'37"	215.00'	47.13'	N83°29'31"E 47.04'
C7	12°33'37"	185.00'	40.56'	N83°29'31"E 40.47'

SITE DATA TABLE				
LOT SIZE	LOT 2	LOT 3	LOT 9	LOT 10
	1.265 ACRES	3.457 ACRES	2.035 ACRES	10.555 ACRES
	55,119 SF	150,579 SF	88,645 SF	459,762 SF
EXISTING ZONING	PD-Ord. 2025-03-020 District A (C2)	PD-Ord. 2025-03-020 District A (C2)	PD-Ord. 2025-03-020 District A (C2)	PD-Ord. 2025-03-020 District A (C2)
BUILDING HEIGHT	Kiosk:11'/Canopy:19'	30'	30'	37'-8"
USE / BUILDING AREA				
Fuel/Retail/Restaurant	183 SF - 100%	32,000 SF - 100%	16,000 SF - 100%	99,992 SF - 100%
TOTAL	183 SF	32,000 SF	16,000 SF	99,992 SF
REQUIRED PARKING				
Fuel/Retail/Restaurant (1 PER 250 S.F.)	1 SPACES	128 SPACES	64 SPACES	400 SPACES
TOTAL	1 SPACES	128 SPACES	64 SPACES	400 SPACES
PARKING PROVIDED	6 SPACES	162 SPACES	100 SPACES	449 SPACES
Provided Parking Ratio	1/31	1/198	1/160	1/223
HANDICAP REQUIRED	1 SPACES	6 SPACES	4 SPACES	9 SPACES
HANDICAP PROVIDED	1 SPACES	1 SPACES	4 SPACES	20 SPACES
COVERAGE	0.33%	21.25%	18.05%	21.75%
OPEN SPACE PROVIDED	8,585 SF - 15.6%	28,668 SF - 19%	14,828 SF - 16.7%	97,161 SF - 21.1%

* PARKING PROVIDED TOTAL INCLUDES HC PARKING

FM 1461 RIGHT-OF-WAY DEDICATION: 0.271 ACRES (11,814 SF)

SITE PLAN

CUSTER FRONTIER MARKETPLACE

BEING 23.767 ACRES OUT OF THE
L.C. SEARCY SURVEY, ABSTRACT NO. 816
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
AUGUST 7, 2025

OWNERS: SEC CUSTER/FRONTIER, LTD.
c/o WEITZMAN
3102 MAPLE AVENUE
SUITE 500
DALLAS, TX 75201
214-720-6600

ENGINEER: WINKELMANN & ASSOCIATES, INC.
6750 HILLCREST PLAZA DRIVE
SUITE 215
DALLAS, TEXAS 75230
972-490-7090

HAGGARD RHEA MILLS, LLC
800 CENTRAL PARKWAY EAST
SUITE 100
PLANO, TX 75074

Winkelmänn & Associates, Inc.

CONSULTING CIVIL ENGINEERS

6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
REGISTRATION NO. 100666-00
CIVIL ENGINEER

08-07-2025

SITE PLAN

CUSTER FRONTIER MARKETPLACE
SEC CUSTER RD & FRONTIER PKWY (DAL 648)
CITY OF MCKINNEY, TEXAS

SP-1

SITE2025-0033

6.

5.

4.

3.

2.

1.

No.

DATE

REVISION

APPROV.

LAST SAVED BY: PEDRO August 20, 2025

