



**Cabré & Associates**  
Development & Engineering Consultants

April 19, 2021

Mrs. Jennifer Arnold, AICP  
Director of Planning  
City of McKinney  
Planning Department  
221 N. Tennessee St.  
McKinney, TX 75070

RE: 2.092 acres of land composed of Lot 2, block A, in the News Addition and Tracts 48 and 76, block 2 in the William Hunt Survey, Abstract No. 450  
City of McKinney, Collin County, Texas

Dear Mrs. Arnold,

Attached please find the Straight (RE)Zoning Request Submittal for the subject three properties. The properties are located at the south west corner of West University Drive, US Hwy 380 and Bois D'arc Rd. The properties are currently zoned "BG" – General Business District and "AG" Agricultural District. The three properties will be platted into a single property.

A commercial development currently named 380 South Retail is proposed for the property. To accommodate the proposed commercial uses we are requesting a zoning district change to "C-2" - Local Commercial District as described on the Code of Ordinances' Section 146-112.

The proposed development will add valuable services and additional tax revenue to the community.

Thank you for your consideration,

Applicant:

Carlos I. Cabré, P.E.  
President  
Cabré & Associates, LLC

Property Owner:

Mr. R. Eric Seitz  
President  
McKinney 380 South Retail Ltd.