

September 6, 2013

Development Services
City of McKinney, Texas
221 N. Tennessee St.
McKinney, TX 75069
Tel (972) 547-7400

RE: HCA Emergency Room Facility Project
Lot 2, Block A, Parcel 601-603 (1.24 acres)
McKinney, Collin County, Texas
Re-zoning Letter of Intent

Dear Development Services:

The subject property is located at the southeast corner of Custer Rd and Hwy 380. The property is included in the Stonebridge Ranch master plan which is a Planned Development (PD) district with restrictions described in Ordinance 1621. According to Ordinance 1621, the subject property is designated as a Retail (R-2) district.

Per Ordinance 1621, a concept plan is required for the entire 57 acre R-2 area prior to development in the district. At this time a concept plan for R-2 has not been created or approved. However, two existing developments adjacent to the subject property, 7-11 to the east and Fabulous Car Wash to the south, were previously included in the R-2 district but re-zoned out of the Stonebridge Ranch PD. In result of these re-zoning cases, the subject property is partitioned from the remaining R-2 district.

We feel creating a 57 acre concept plan is excessive for development of the subject property considering the property is only 1.24 acres and is no longer connected to the remaining R-2 area. **We therefore would like to re-zone the subject property to a General Business District (BG) to develop a medical clinic.** Please note Ordinance 1621 and a BG district, both permit clinical use.

Development Services
City of McKinney, Texas
September 6, 2013
Page 2

If possible, we'd like to pursue the October 8th Planning & Zoning Commission and November 5th City Council action dates.

Enclosed a Concept Development Plan is provided. We wanted to share this document before the Site Plan submittal. We've been informed, once the zoning of the property is changed, a Site Plan may be approved by staff. If anything appears problematic with the enclosed plan, could you please let us know and we'll try to address it before the Site Plan submittal.

Please feel free to contact me with any questions towards this development.

Thank you,

BHB Engineering & Surveying

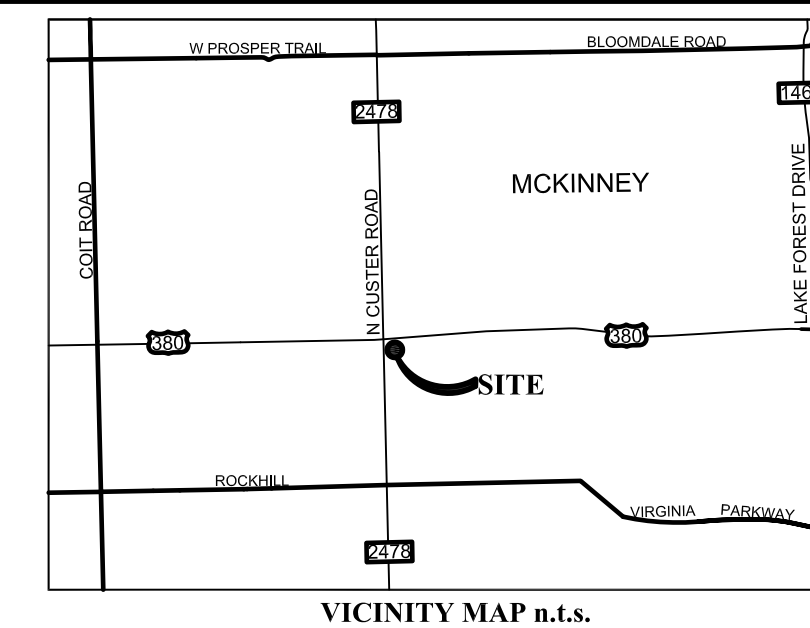
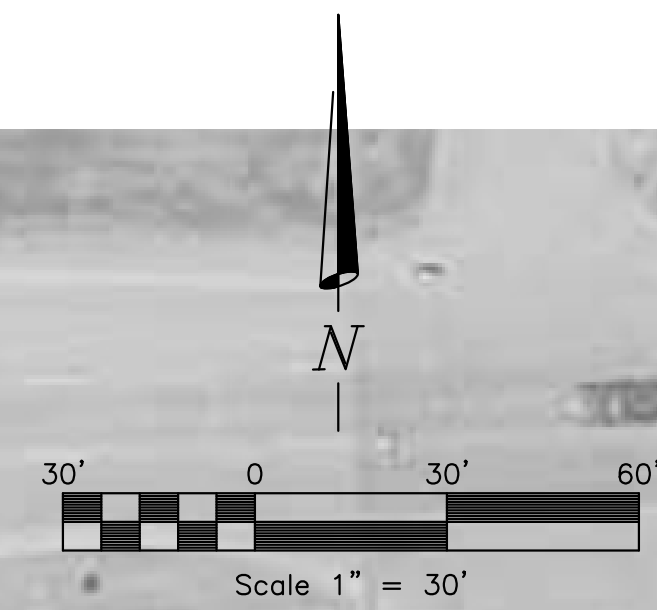
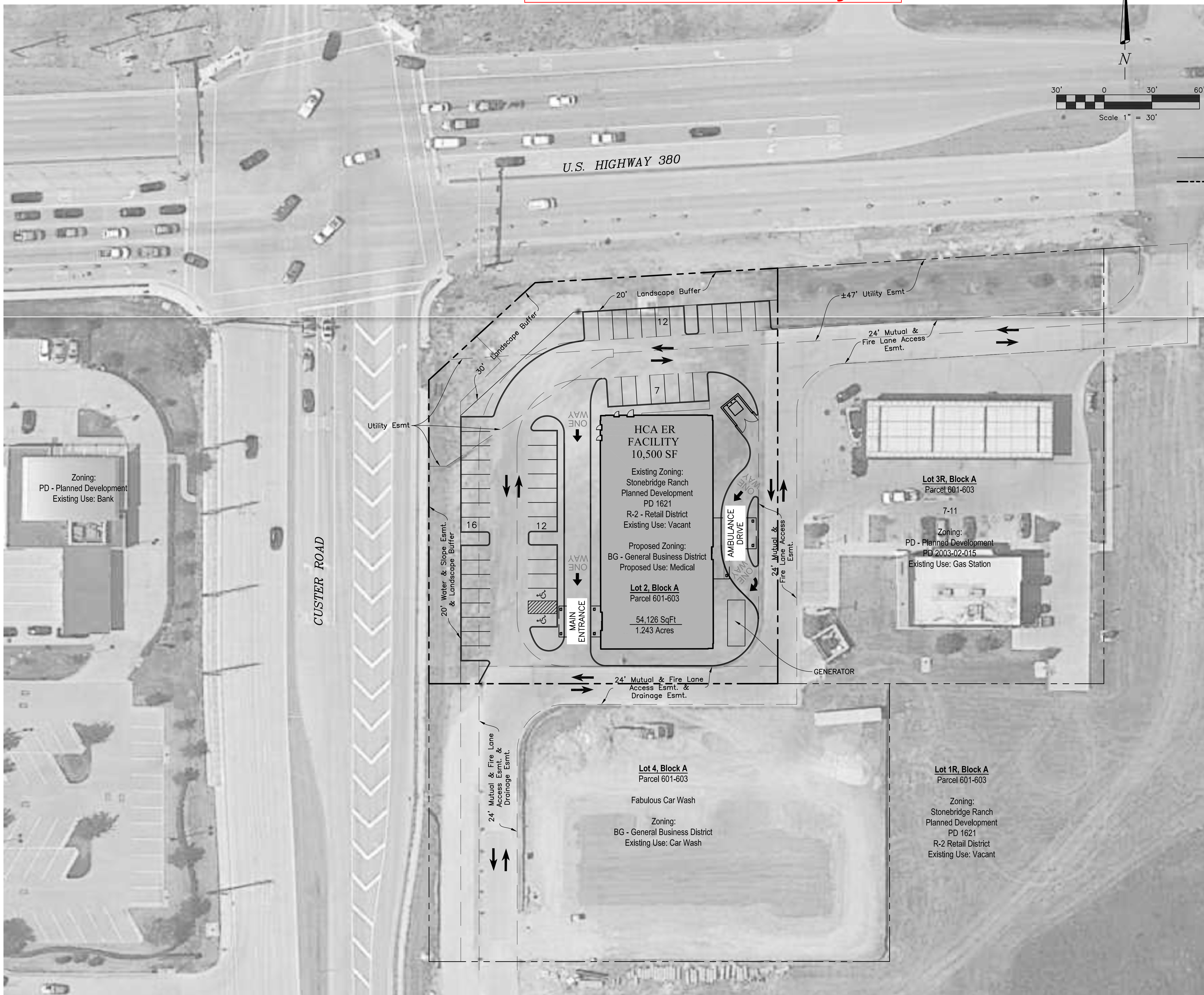

Gene Capps, P.E.
Civil Engineer

Enclosed: \$343.60 Application Fee
 Disc w/:
 PDF of the Letter of Intent
 PDF of the Application – Zoning Change
 24" x 36" PDF of Zoning Exhibit
 24" x 36" PDF of Concept Development Plan
 PDF of Metes and Bounds Description

CC: File

m:\2013.000.000\2013.715.000\docs\rezoning forms & application\zoning change info\letter of intent.doc

Informational Only



LEGEND

EXISTING	PROPOSED
- - - - -	PROPERTY LINE
▬▬▬▬▬	BUILDING FOOTPRINT
▬▬▬▬▬	CURB & GUTTER
▬▬▬▬▬	CONCRETE SIDEWALK
▬▬▬▬▬	FIRE LANE
	PARKING COUNT 5

SITE DATA SUMMARY

EXISTING ZONING	PD 1621
OVERLAY DISTRICT	R-2 RETAIL
PROPOSED USE	MID RISE
PROPOSED USE	MEDICAL
LOT AREA (ACRES / S.F.)	1.243 AC / 54,126 S.F.
BUILDING AREA (S.F. / %)	10,500 S.F. / 19%
PARKING SPACES REQUIRED	35 (1 PER 300 SF) OR (1 PER BED)
PARKING SPACES PROVIDED	47 (1 PER 224 SF)
ACCESSIBLE SPACES REQUIRED	2
ACCESSIBLE SPACES PROVIDED	2

LANDSCAPE SUMMARY

LANDSCAPE PLANTING WILL BE DESIGNED TO MEET THE PROVISIONS OF THE CITY OF MCKINNEY CODE OF ORDINANCES, SECTION 146-135, "LANDSCAPE REQUIREMENTS." THIS WILL INCLUDE REQUIREMENTS FOR LANDSCAPE BUFFERS, SCREENING, PARKING LOTS, AND SIGHT DISTANCES AND VISIBILITY. DESIGNATED TREES, SHRUBS, AND GROUNDCOVER WILL MEET SIZE AND SPACING SPECIFICATIONS AT TIME OF PLANTING AND AT MATURITY. PLANTS WILL BE SELECTED FROM THE APPROVED PLANT LIST, APPENDIX A.

TREE PRESERVATION WILL NOT APPLY, AS THERE ARE NO EXISTING TREES ON THE PROPERTY.

ALL LANDSCAPED AREAS WILL BE PROVIDED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. THE CONTROLLER WILL BE AN EVAPOTRANSPIRATION TYPE, CAPABLE OF RAIN AND FREEZE SENSING.

THE INSTALLED LANDSCAPE WILL BE MAINTAINED BY THE OWNER. MAINTENANCE WILL INCLUDE REGULAR MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND TRASH REMOVAL.

THE LANDSCAPE PLAN WILL BE PREPARED BY A LANDSCAPE ARCHITECT, LICENSED IN THE STATE OF TEXAS. ITEMS SHOWN ON THE LANDSCAPE PLAN(S) WILL MEET THE REQUIREMENTS LISTED IN THE ORDINANCE.

RECEIVED
 By Kathy Wright at 8:20 am, Sep 09, 2013

Office Equity Solutions

365 Miron, Suite A, Southlake, TX 76092
Tel: (817)416-3981 Fax: (817)416-8372

B Baird, Hampton & Brown, Inc.
Engineering & Surveying
4500 SH, Suite 1801, Grapevine, TX 76051 Tel: (817)338-1277 Fax: (817)338-9245 www.BHBINC.com
TPEC FRM #4

NO.	DESIGNED:	CGC	DRAWN:	CGC	CHECKED:	KB	REVISIONS	DATE:
								SEPT. 2013

CONCEPT DEVELOPMENT PLAN

HCA Emergency Room Facility
LOT 2, BLOCK A, PARCEL 601-603
McKinney, Collin County, Texas

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW UNDER THE AUTHORITY OF Konstantine Bakirtas, PE TX 67022. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

BHB PROJECT NO:
2013.715.000

SHEET NO:
EXH 'B'