

September 7, 2018
(Revised September 25, 2018)

Ms. Jennifer Arnold
Director of Planning
City of McKinney
221 N. Tennessee St.
McKinney, TX 75069

Re: Proposed Re-Zoning of Walnut Grove #1 Addition Lot 5C, Block 1, McKinney, TX

Dear Ms. Arnold:

The purpose of this letter of intent is to outline our request for a change in zoning for the property described below:

LOCATION OF THE PROPERTY:

Walnut Grove #1 Subdivision Block 1 Lot 5C: A 1.7447 acre parcel located at the northwest corner of US Highway 380 (W. University Drive) and County Road 856 (Lakefront Road).

CURRENT ZONING:

All subject properties are currently zoned "AG"- Agricultural District and "CC" Corridor Commercial Overlay District.

REQUESTED ZONING DISTRICT:

We are requesting a change of zoning to "C2"- Local Commercial District and "CC"-Corridor Commercial Overlay District.

JUSTIFICATION FOR RE-ZONING:

The subject property front the highly trafficked and growing US 380 and are located just to the east of Custer road, another highly trafficked arterial thoroughfare. The subject property is surrounded by existing and planned high density commercial projects and is in our opinion therefore suited for commercial development.

There is established precedent for commercial development in the immediate area of the subject property. Inside the same block and subdivision, several parcels adjacent and to the west of the subject property, were re-zoned to "C-2" commercial and approved last year by the City of McKinney as outlined below:

- 1- Walnut Grove Subdivision Block 2 Lot 5: A 1.9197 acre parcel located at the northwest corner of US 380 (University Drive) and County Road 852 (Walnut Grove Road).

- 2- Walnut Grove Subdivision Block 1 Lot 1C: A 1.9234 acre parcel located at the northeast corner of US 380 (University Drive) and County Road 852 (Walnut Grove Road).
- 3- Walnut Grove Subdivision Block 1 Lot 2C: A 1.9681 acre parcel of which the eastern boundary is located approximately 200 feet to the east of the northeast corner of US 380 (University Drive) and County Road 852 (Walnut Grove Road).
- 4- Walnut Grove Subdivision Block 1 Lot 3C: A 1.9691 acre parcel of which the eastern boundary is located approximately 400 feet to the east of the northeast corner of US 380 (University Drive) and County Road 852 (Walnut Grove Road).

Additionally, The northwest corner of the US 380 and Custer intersection is commercially developed with Lowe's Home Improvement, Starbucks, and Burger King among others, and will be home to Kroger in the near future. The southwest corner is fully commercially developed with Wal-Mart, Whataburger and others. The southeast corner is commercially developed with 7-11 and will soon be further developed into a multiple acre commercial project with a proposed large format entertainment user, restaurants and retail under a PD zoning. There is an existing critical mass of commercial use in the area and the re-zoning of the subject properties to C-2 commercial is logical to support and extend that critical mass.

We further feel that the subject property, as commercially developed will provide a buffer between US 380, which currently experiences traffic in excess of 36,000 cars per day and the Walnut Grove single family subdivision.

For these reasons we respectfully request staff support for our application to re-zone the subject property from its current "AG" designation to "C-2" commercial.

Thank you in advance for your consideration of our request.

Sincerely,

Alan Hashem

Alan Hashem
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