

February 17, 2021

Ms. Kaitlin Sheffield
City of McKinney
221 North Tennessee
McKinney Texas, 75069

RE: Rezoning Request
NEC Collin McKinney Parkway and Piper Glen Road
Lot 41, Block E, The Estates at Craig Ranch West
McKinney, Texas
CSHQA Project No. 20221.000

Dear. Ms. Sheffield,

Please find this letter of intent request for the rezoning for the above mentioned subject property which is located at the northeast corner of Collin McKinney Parkway and Piper Glen Road, approximately 1,100 feet east of Custer Road.

The site is currently an undeveloped 4.813-acre vacant parcel of land with adjacent single family residential uses to the east and north, and a senior living apartment complex directly to the west across Piper Glen Road. Commercial developments located to the south of the property across Collin McKinney Parkway consist of single-story multi-tenant commercial buildings.

The current zoning for the overall site is C1- Neighborhood Commercial District with a PD 2003-05-50 and PD 2001-02-17 zone. The requested zoning is C2 – Local Commercial District which is applicable with the proposed uses and removes the requirement for a two-story building structure. The C2 zoning designation is compatible with the current PD zoning district on the property.

Two (2) uses are proposed on the site. On the eastern portion of the site a day care facility is proposed. On the western portion of the site, a Crave Delivery restaurant is proposed. Crave Delivery is a single-story restaurant delivery service business that provides elevated food delivery to guests. Crave Delivery includes twelve to sixteen award winning restaurant partners and food choices under a single roof.

The Crave delivery includes vehicle lanes and a Porte Cochère on each side of the building utilized for loading of the product in small compact car delivery vehicles. Crave does not include a drive through window but we feel the use of the Porte Cochère most closely fits the C2 allowed use of a Restaurant or Cafeteria (drive in service) as outlined in the use matrix. Currently under the existing zoning, a second story space is required. Second floor spaces in restaurants and commercial kitchens are not practical and pose operational difficulties. Additionally, a single-story structure will limit visual impact on the adjacent residential areas. Finally, we believe that the scale and height of the proposed structures is consistent with the single-story commercial development directly to the south of the property.

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That you for your consideration of this rezoning request. If you have any questions or need any further information, please do not hesitate to call.

Sincerely,

CSHQA, Inc.


James A. Marsh, AIA
Architect Principal

JM:pk