

PETSCHE & ASSOCIATES, INC.

Professional Engineers • Land Surveyors • Development Consultants

April 9, 2012

City of McKinney Planning Department
221 N. Tennessee
McKinney, TX 75069

Attn: Michael Quint, Senior Planner

Re: Notice of Intent – Rezone – Lots 2RA, Block A & Lot 4, Block A
Parcel 139, (Stonebridge Ranch)

Dear Mr. Quint:

Pursuant to your comments dated April 3, 2012, and our subsequent telephone conversations today, please accept this letter as our revised notice of intent on behalf of DT McKinney, LP and Corner Siete, LP for the review and approval of a Zoning Change to rezone a 2.555 acre portion of Stonebridge Ranch, Parcel 139 being Lots 2RA, Block A and Lot 4, Block A, to P.D. (with a base of O-1 in accordance with Stonebridge Ranch P.D. Ordinance No. 1621) with the additional allowed use of a veterinary clinic with no outside runs. This property is depicted on the attached subdivision plat. The subject property is located on the southeast corner of Ridge Road and Virginia Parkway within Planning Area 1 of the Stonebridge Ranch P.D.

We understate that Section 146-94 of the City of McKinney Zoning Ordinance states that no P.D. district may be approved without ensuring a level of exceptional quality or innovation for the design or development. In this case, the construction of the development and the buildings thereon are 100% complete. Incorporated into the development are:

- 1) Buildings that are all 100% masonry/stone.
- 2) All light pole bases are stone masonry which match the buildings.
- 3) All retaining walls are stone masonry which match the buildings, and
- 4) There is a dry detention facility located at the NE corner of the project constructed of the same matching stone masonry with a fountain structure constructed in the center of it. This facility can be utilized as a pedestrian sitting area.

In consideration of the aforementioned 4 listed items, we believe that we have already met the above described requirement contained in Section 146-94 of the Zoning Ordinance.

Check No. 1417 was previously submitted on March 26 for the following application fee for this submittal:

Zoning Change - \$447.85

Notice of Intent
Rezone Request
Parcel 139, Lots 2RA & 4, BI A
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Please do not hesitate to contact me should you have any questions or require additional information.

Sincerely,

PETSCHE & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Peter J. Petsche". The signature is fluid and cursive, with the first name "Peter" and last name "Petsche" clearly distinguishable.

Peter J. Petsche, PLS
President

cc: A/A File
Bry Taylor