

To: City of McKinney Planning & Zoning
From: Roger Pelton
Re: Zoning Change Request for 52 Acres at 1291 Gray Branch Rd, Mc Kinney, TX
Date: April 10, 2015

To whom it may concern:

I, Roger Pelton, am writing (as representative of the land owners known as Pelton Family L.P. of 52 Acres which legal description and plat are also attached) to request the issuance of a Zoning Change for the use of the associated 52 Acres (not including the 10.27 Acres currently containing a house and guest house which will remain zoned Agricultural) from Agriculture to SF72. The future use of the property is proposed to be Semi-Custom Tract Homes with a minimum lot size of 60' x 120" and a price range from \$400,000 to \$800,000. The builder currently under contract is Ryland/Lion's Gate Homes though additional semi-custom tract builders may be added. Raphael Brooks is hereby also given authority to submit all necessary application documents, plats, legal description, and such other exhibits as required by the City to accompany the Zoning Change Application.

The Existing Zoning for the site and surrounding area is Agricultural. To the west is approximately 18 Acres Homestead Zoned Agriculture. To the North West is 22 Acres of property currently Zoned Commercial. To the north and along State Highway 380 is Wilson Creek and property zoned Agricultural. To the east of the property is City of McKinney Parks & Recs owned property proposed for "Gray Branch Park."

Thank you for your consideration.

With Kind Regards,

Roger Pelton
dotloop verified
04/10/15 3:32 PM EDT
XPUB-DUM2-MLZ0-FJU9
04/10/2015

Roger Pelton

Date 4/10/15

R/B
04/10/2015
Applicant - RAPHAEL BROOKS
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RECEIVED
By Planning Department at 11:25 am, Apr 13, 2015

To: City of McKinney
From: Weston Brooks Development Partners, llc
Re: Gray Branch Ranch, Case# 15-099Z
Date: May 22, 2015

The attached plat is not for preliminary plat but for example only. The property shown to the west and included in this concept plan is already zoned properly to include residential so is not a part of this zoning request. Based upon the shaded area in our last revision to be re-zoned, we go back to our original request for straight SF72 zoning. We understand that we will be required to submit a Surveyors Site Plat when we go to apply for preliminary plat and that we are not able to nail down a layout with the straight zoning request, but we have provided this concept plan for staff to review the proposed use of the property.

Also, we recognize there will be a Tree Survey Required and also that there are various tree protection/mitigation requirements. As well, we understand there will be a required donation to the parks & recs. Based upon the attached concept, we would have 2 fire access points on Ridge Rd, and we would at 90% sold out on lots improve Gray Branch Rd from the rear neighborhood entrance to 380 including replacement of the bridge over Wilson Creek. We also understand that the roads will need to be concrete, and that if we close Gray Branch Rd, there will need to be a public hearing to abandon right of way for a fire turn around.

Thanks again for your time and consideration.

Raphael Brooks, Managing Partner
Weston Brooks Development Partners, llc
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