



April 5, 2012

City of McKinney, Texas

Letter of Intent

2<sup>nd</sup> Family Dogs, LLC is a new business started in 2012 by Carol and Willard Barnett who will own the company. The business will offer dog daycare, boarding, grooming, training and some boutique products.

The business will be located on the northwest corner of the west bound service road of the Sam Rayburn Tollway (Hwy 121) and the private connector drive to Henneman Way, located approximately 2,700 feet west of Stacy Road and will serve customers in the local area as well as customers commuting to and from work along the Tollway. We are requesting a change from the current zoning of a Planned Development District (PD) to a Planned Development District (PD) to allow for a specified use of a daily and overnight canine boarding facility. Our plan includes a 5,000SF building with approximately 16,000SF of outdoor play area for the dogs, on approximately 1.08 acres. The outdoor play area will only be used during normal business hours, which is between 7AM and 7PM daily. To meet the requirements of "innovative design" and/ or "exceptional quality" for PD zoning, we propose the following:

- a. The design of the proposed building(s) on the subject property shall generally conform to architectural character reflected in the attached building elevations and shall satisfy the overarching architectural requirements of the REC Overlay District as well as Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance, and as amended:
- b. A minimum of 75% stone masonry shall be required on each building elevation.
- c. A minimum 6' tall pre-cast concrete screening wall designed to match the architecture of the building shall be required along the southern limits of any outside animal runs.

A major key to success in this business is having a location with easy access for customers to drop off and pick up their dogs and this is a primary focus of our selection criteria for the property that we have chosen. The fast growth in McKinney means that more people need places to board their dogs when they travel on vacation or business. Our extensive research shows that this particular area is a rapidly growing market that is currently underserved.

Bill and I have strong business backgrounds as well as prior experience with setting up and managing a start up business that operated successfully and profitably for over 25 years.

We appreciate your consideration of our request for the zoning to permit our business to operate in this proposed location. We will build a business that is good for the residents of McKinney and one which the City of McKinney will be proud of. We are dedicated to doing things with quality and appreciate your support.

Sincerely,

Carol and Bill Barnett  
4601 Ivyleaf Lane  
McKinney, TX 75070

Telephone: 972-342-5807  
Email: carol@2ndfamilydogs.com