

14001 Dallas Parkway Suite 400  
Dallas, Texas 75240  
Phone: 972.233.1323  
Fax: 972.233.1373  
www.pbk.com



Architecture  
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August 12, 2016

**VIA: Electronic Submittal**

Ms. Kathy Wright  
City of McKinney  
221 N. Tennessee St.  
McKinney, TX 75069

RE: Letter of Intent  
Public Safety Training Center – Site Plan Review  
Collin College  
PBK Project No.: 15250

Dear Ms. Wright:

Please consider this as our letter of intent for a Site Plan Review for the subject property located off of Redbud Blvd. in the City of McKinney. What follows will be all information requested to be provided by City Guidelines and Application Packet.

Acreeage of the Subject Property – 25.00 Acres

Detailed Location of Subject Property – Property is located east of Redbud Blvd. in the City of McKinney. It is approximately 750 feet south of Bloomdale Road, 2,250 feet north of Wilmeth Road and 2700 feet west of N. McDonald Street. Property is part of a tract of land situated in the John R. Jones Survey, Abstract No. 497, City of McKinney, Collin County, Texas and being part of a called 103.241 acre tract conveyed to the City of McKinney.

Existing Zoning District – AG Agricultural District

Requested Zoning District – LI Light Industrial District (Re-Zoning Request has been Submitted)

More than One Use – Not Applicable

Proposed Development in Phases – Not Applicable all Development will be built in one phase.

**Applicant Information**

  
Jesse Miller  
PBK Architects  
14001 Dallas Parkway, Suite 400  
Dallas, TX 75240  
(972) 233-1323  
[Jesse.miller@pbk.com](mailto:Jesse.miller@pbk.com)

**Owner Information**

  
Ken Lynn  
Collin College  
3452 Spur 399  
McKinney, TX 75069  
(972) 758-3831  
[klynn@collin.edu](mailto:klynn@collin.edu)

Table of Proposed Uses, Specific Operations and Square Footage:

Bldg. #	Building Name	Proposed Use	Specific Operations	S.F.
1	Main Building	Educational Building / Emergency Personnel Training	Classrooms, Fire Truck Apparatus Bays, Shooting Ranges, Offices, Law Enforcement Simulation Training, Locker rooms and training kitchen	128,681
2	Outdoor Pavilion	Outdoor Classroom	Classrooms, Restrooms and Storage	3,226
3	Residential/ Apartment Burn Structure	Training Structure	Fire Fighting Training Structure	7,178
4	Mercantile/ Tower Burn Structure	Training Structure	Fire Fighting Training Structure	7,113

Requested Variance #1 – We will be requesting a variance for the landscape screening requirements at the overhead rolling doors located at the North Elevation at the Shooting Range. Overhead door is required for ammunition drop-off for the City of McKinney. The rolling doors at the shooting range cannot provide screening due to the requirements of the interlocal agreement between the City of McKinney and Collin College. This agreement requires the north road on the site to straddle the site property line to be half on our proposed site and half on the site to the North currently owned by the City of McKinney. This precludes us from having a landscape screen buffer area for our rolling door as the rolling door is for vehicular access off of this driveway.

Requested Variance #2 – We will be requesting a variance for the landscape screening requirements at the overhead rolling doors located at the North Elevation at the Simunitions Area. Overhead door is required for SWAT team training by the City of McKinney and other outside agencies. The rolling doors at the Simunitions area cannot provide screening due to the requirements of the interlocal agreement between the City of McKinney and Collin College. This agreement requires the north road on the site to straddle the site property line to be half on our proposed site and half on the site to the North currently owned by the City of McKinney. This precludes us from having a landscape screen buffer area for our rolling door as the rolling door is for vehicular access off of this driveway. It is imperative for SWAT team training that they be able to drive an armored car directly into this training area and is required to be off of an access road.

Thank you,



Jesse Miller  
Associate