



December 20, 2012
PI No: 1529-12-065

Mr. Michael Quint
CITY OF MCKINNEY
221 N. Tennessee Street
McKinney, Texas 75069

Re: SAMARITAN INN
SH 5 (McDonald Street) between Interchange Drive & Power House Drive
McKinney, Texas

Dear Mr. Quint:

Please accept this letter as evidence of our intent to request a zoning change to two tracts within the City of McKinney. The properties are described more particularly below. The purpose of this request is to establish zoning regulations for the subject tracts which allow them to be developed for uses which support the Samaritan Inn's mission. Once the appropriate zoning regulations have been established, the Samaritan Inn intends to plat the two properties for the purpose of combining them into a single tract.

The Samaritan Inn was established in 1984 after community leaders joined together to address the issue of homelessness in Collin County. Twenty-eight years later, The Samaritan Inn is still the largest homeless program in a county of over 782,000. In 2010, the Inn served 789 residents; 187 of them were children.

The Inn's leadership feels that its current facilities are imposing increasingly restrictive limitations on the Inn's ability to fulfill its primary mission: to help those in need regain their dignity and independence. The Samaritan Inn's Board of Directors and staff have researched available properties and have found a suitable location for the Inn's expansion.

The proposed tract consists of two properties located on the east side of State Highway 5, between Interchange Street and Power House Street. The southwest property corner of Tract 1 is located approximately 290 feet north of the centerline of Power House Street, and the northwest property corner of Tract 2 is located approximately 460 feet south of the centerline of Interchange Street. The distance between these two corners, which also forms the east right-of-way line of State Highway 5, is approximately 748 feet. The properties are described in more detail in Table 1 below:

Table 1: Property Descriptions

Tract	Address	Legal Desc.	Area
1	1512 N. McDonald St.	William Davis Survey, Sheet 1, Tract 73	620,139 SF (14.2364 AC)
2	1514 N. McDonald St.	William Davis Survey, Block 1, Tract 74	57,627 SF (1.3229 AC)

Total Area = 677,766 SF (15.5594 AC)

Both tracts are currently zoned ML (Light Manufacturing). It is the intent of The Samaritan Inn to present a Planned Development (PD) zoning which honors much of the existing ML zoning regulations, with certain modifications to accommodate the properties' intended uses. The details of the proposed zoning regulations are described below.

The Inn currently operates a retail facility located at 103 East University Drive in McKinney. As part of this project, the Inn plans to relocate the store to a new facility on the subject tract. Additionally, the Inn wishes to operate a daycare facility on the subject tract for the benefit of its clientele who need a safe place for their children to stay during working hours and/or job interviews. It is our understanding that the current ML zoning allows these uses; we do not propose to change that in the PD, only to affirm that it is a critical component of the Samaritan Inn's goals for this project.

Due to the unique nature of the services provided by The Samaritan Inn, no existing land use code adequately meets their needs. **Therefore, The Samaritan Inn proposes to create a PD zoning for these tracts conforming to requirements below:**

- Base zoning: ML (Light Manufacturing)
- Shelter use permitted
- Shelter parking to be provided at a rate of 1 space per dwelling unit
- No screening shall be required between subject and adjacent property for shelter, daycare, or retail uses
- Any non-industrial uses shall follow the architectural standards for non-residential uses in non-industrial districts.

The City requires that developments proposed for PD zoning must display a level of exceptional quality or innovation for the associated design or development. To meet this requirement, the Samaritan Inn proposes to implement enhanced landscaping to complement the existing natural beauty of the subject tract. There are several large "specimen" trees on the property and it is the Inn's intent to incorporate them into the site's design. Additionally, the Inn proposes to provide a higher intensity of site landscaping than required under the ML zoning use.

Specifically, the site design will incorporate these landscaping standards, which are of higher intensity than required by the ML use:

- Along the SH 5 frontage, canopy trees shall be planted at 30 feet on center and may be clustered to enhance visibility of retail use areas.

The Samaritan Inn appreciates that the City of McKinney staff and elected officials have been very supportive of the Inn's mission during its nearly three decade tenure in Collin County. The Inn's Board of Directors and staff are excited to have the opportunity to work with the City again to create a more robust and effective place to continue this important work.

Please accept this proposal for inclusion on the January 8, 2013 Planning and Zoning Commission meeting agenda.

If you have any questions regarding the above items, or need any additional information, please call me at your convenience. We appreciate this opportunity to work with you.

Sincerely



Rhett Dollins, PE, PTOE

RND/mdl
1529-12-065/Samaritan Inn - LOI

cc: Mr. Ben Whisenant – SAMARITAN INN
Ms. Lynne Sipora – SAMARITAN INN