



July 28, 2017

Brian Lockley
Director of Planning
City of McKinney
221 N. Tennessee St.
McKinney, TX 75069

Re: Proposed Re-Zoning of Walnut Grove 1 Addition Block 2 Lot 5, and Block 1 Lots 1C, 2C and 3 McKinney, TX

Dear Brian:

The purpose of this letter of intent is to outline our request for a change in zoning for the properties described below:

LOCATION OF THE PROPERTIES:

Walnut Grove Subdivision Block 2 Lot 5: A 1.9197 acre parcel located at the northwest corner of US 380 (University Drive) and County Road 852 (Walnut Grove Road).

Walnut Grove Subdivision Block 1 Lot 1C: A 1.9234 acre parcel located at the northeast corner of US 380 (University Drive) and County Road 852 (Walnut Grove Road).

Walnut Grove Subdivision Block 1 Lot 2C: A 1.9681 acre parcel of which the eastern boundary is located approximately 200 feet to the east of the northeast corner of US 380 (University Drive) and County Road 852 (Walnut Grove Road).

Walnut Grove Subdivision Block 1 Lot 3C: A 1.9691 acre parcel of which the eastern boundary is located approximately 400 feet to the east of the northeast corner of US 380 (University Drive) and County Road 852 (Walnut Grove Road).

CURRENT ZONING:

All subject properties are currently zoned “AG”- Agricultural District and “CC” Corridor Commercial Overlay District..

REQUESTED ZONING DISTRICT:

We are requesting a change of zoning to “C2”- Local Commercial District and “CC”-Corridor Commercial Overlay District.

JUSTIFICATION FOR RE-ZONING:

The subject properties front the highly trafficked and growing US 380 and are located just to the east of Custer road, another highly trafficked arterial thoroughfare. The subject properties are surrounded by existing and planned high density commercial projects and are in our opinion therefore suited for commercial development as opposed to low density residential.

There is established precedent for commercial development in the immediate area of the subject property. The northwest corner of the US 380 and Custer intersection is commercially developed with Lowe's Home Improvement, Starbucks, and Burger King among others, and will be home to Kroger in the near future. The southwest corner is fully commercially developed with Wal-Mart, Whataburger and others. The southeast corner is commercially developed with 7-11 and will soon be further developed into a multiple acre commercial project with a proposed large format entertainment user, restaurants and retail under a PD zoning. The subject property sits directly across US 380 to the north of this planned project and will share a proposed future traffic signal at the intersection of US 380 and County Road 852. Additionally, the Northwest Sector Study, approved by the City of McKinney in February of 2015, denotes this area as the "US 380 Sub Area" and supports commercial growth along the 380 corridor. It states "Where high visibility and multiple points of access are present (or available)...the corridor frontage should be preserved for non-residential development". There is an existing critical mass of commercial use in the area and the re-zoning of the subject properties to C-2 commercial is logical to support and extend that critical mass.

The City of McKinney future land use plan for this immediate area reflects the subject property as "low density residential". This is obviously an outdated designation as all other corners of the intersection are either designated or developed for commercial uses. Furthermore, there is little to no desire to develop estate homes fronting on such a busy thoroughfare as evidenced by the lack of such development on this property in the past three decades.

We further feel that the subject properties, as commercially developed will provide a buffer between US 380, which currently experiences traffic in excess of 36,000 cars per day and the Walnut Grove single family subdivision. The majority of the immediate surrounding neighborhood, Walnut Grove 1, support and approve of our commercial development plan for the property. In excess of 60% of the homeowners have signed the attached deed restriction waiver, which removes deed restrictions prohibiting the development of the properties for non residential purposes and providing for upgraded overall development, screening and landscape buffer yard standards.

For these reasons we respectfully request staff support for our application to re-zone the subject properties from their current "AG" designation to "C-2" commercial. Thank you.

Sincerely,



Ryan McIntosh

Trinity Partners Commercial Real Estate
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Southlake, Texas 76092