

November 5, 2013

Mr. Brandon Opiela  
City of McKinney  
221 N. Tennessee  
McKinney, Texas 75070

RE: Letter of Intent - Zoning

Mr. Opiela:

Wynne/Jackson Inc., as Applicant, along with the respective Owners are requesting to zone into the City of McKinney approximately 126.7 acres herein defined as the "Land" (consisting of Tract 1 and Tract 2 as shown on the Zoning Exhibit). The Land is located in both the northeast and southeast quadrants of Wilmeth Road and County Road 161 (future Ridge Road). The Land is currently in Collin County but adjacent to the City of McKinney and currently not zoned. The Land is currently used for agricultural purposes and has two homes along with a few barns on it.

The Owner and Applicant are requesting the Land to be zoned Planned Development. This zoning provides for a coordinated and cohesive development of the Land allowing for an intentional blend of land uses in general conformance with the City of McKinney's Comprehensive Plan.

The Applicant intends to proceed with development of a portion of the Land in 2014.

#### **DEVELOPMENT STANDARDS**

Tract 1 (as shown on the Zoning Exhibit) is located at the northeast quadrant of the future extension of Wilmeth Road and County Road 161 (future Ridge Road); it contains a total of 73.13 gross acres (see the attached legal description for a specific metes and bounds description of the tract).

Tract 2 (as shown on the Zoning Exhibit) is located at the southeast quadrant of the future extension of Wilmeth Road and County Road 161 (future Ridge Road); it contains a total of 53.57 gross acres (see the attached legal description for a specific metes and bounds description of the tract).

Land uses that will be allowed within these tracts include single-family residential, commercial, and neighborhood office. Please refer to the attached Zoning Exhibit for the location of each of the land use area and general size of each land use area. The development standards for each land use are defined as follows:

wynnejackson.com

214.880.8600 • Fax: 214.880.8709

600 North Pearl St., Suite 650, LB 149 • Plaza of the Americas • Dallas, TX 75201

*Developers of Plaza of the Americas and other quality projects*

### **Single Family Residential**

The single family area (Tract 1a & Tract 2a) of the Land shall be developed in accordance with the development standards for the RS-60 district regulations except as follows:

- Minimum Front Yard Setback: 25 ft, except that a 5 ft. encroachment zone shall be permitted between the building setback and the property line in which porches, patios, and/or a single-story swing garage may be constructed.
- Maximum Density of 3.4 dwelling units per acre by incorporating Design for Density standards set forth in the McKinney Comprehensive Plan; otherwise 3.2 dwelling units per acre.
- Minimum mean and median lot area: 7,200 square ft.
- Each residential lot shall be required to have two (2) canopy trees in the front yard and one (1) canopy tree in the back yard.
- Each residential lot shall have standardized fencing of stained board-on-board (good side facing outward) with steel poles except for sections that back to designated open space, which shall have iron-style.
- Recreation area (private) along with agriculture and ranching shall also be permitted uses.

### **Commercial**

The commercial area (Tract 1b & Tract 2b) shall be developed in accordance with the development standards for the BG district regulations except the following uses shall be prohibited:

- Residential Uses
- Auto painting or body shop
- Automobile trailer, light truck, tool rental
- Automobile, motorcycle, boat (sales, repair, or storage)
- Bait Shop
- Building material sales or monument sales
- Bus station
- Cleaning plant, laundry
- Creamery (dairy products)
- Farm implement sales and service
- Frozen food lockers
- Funeral homes and mortuaries
- Garage, auto repair
- Halfway house
- Pawnshops
- Railroad track or right-of-way
- Recreational vehicle sales
- Sexually Oriented Business

Mr. Opiela

Page | 3

**Neighborhood Office**

The neighborhood office area (Tract 1c) shall be developed in accordance with the development standards for the O-1 district regulations; yet, day-care (33) type use shall also be a permitted use.

I understand that, according to the schedule for planning applications, this zoning case is expected to be on the Planning and Zoning Commission Agenda for November 12, 2013 and the City Council Agenda for December 3, 2013.

Sincerely,

Wynne/Jackson, Inc.



Brent A. Miller