



February 16<sup>th</sup>, 2016

Brian Lockley, AICP  
Director of Planning  
221 N. Tennessee  
McKinney, Texas 75069

**RE: Letter of Intent – 13.5 Acres owned by TCI McKinney Ranch – Southwest corner of McKinney Ranch Parkway and Ridge Road – Rezoning Request**

Dear Mr. Lockley:

Please accept this correspondence as my Client's formal Letter of Intent for the submittal of a Rezoning Request for the above referenced property.

TCI McKinney Ranch Inc. ("TCI") owns approximately 13.5 acres at the southwest corner of McKinney Ranch Parkway and Ridge Road. TCI is under contract to a developer for 9 acres for development of a graduated care facility. They are marketing the remainder 4.5 acres for commercial uses. This entire tract was zoned as "Tract 1A" in the current PD. We are processing a rezoning request for that tract in its entirety to amend the current PD. We are proposing to replace the current Zoning Exhibit in the PD with the attached land plan. We are proposing that the maximum height of the buildings be 4 stories (already included in the existing PD) or 62 feet, whichever is lesser. We are also requesting that an Independent Living Facility be an allowed use by right.

By processing a rezoning request, staff has intimated that the REC would no longer apply. In order to satisfy the requirement for a provision of exceptional quality, we are proposing an open space plaza for the 9 acre tract for a graduated facility as a public amenity that will be a minimum 2,386 square feet of open space with a tree planter and seating as depicted on the proposed concept plan. This open space or "plaza" will be constructed entirely within the property boundary of the 9 acre graduated care facility. Please see the attached Plaza Architectural Rendering. This rendering is for informational purposes only for Planning and Zoning Commission and City Council.

To satisfy the requirement for a provision of exceptional quality for the remaining 4.5 acre commercial tract, we are proposing that a masonry requirement for each elevation be increased to 75% instead of the 50% currently required by the city's architectural standards.

If you have any questions, please contact me at 469-424-5900 or at [levi.wild@thesanchezgroup.biz](mailto:levi.wild@thesanchezgroup.biz) if this is more convenient.

Regards,

Levi A. Wild, PE  
CC: File

Master Planning

Civil Engineering

Land Development

Property Management