



111 West Main, Allen, Texas 75013
Ph: 972.359.1733, Fax: 972.359.1833

November 23, 2021

City of McKinney
221 N. Tennessee
McKinney, TX 75069

RE: Frisco ISD Craig Ranch Intermediate School
LETTER OF INTENT – REZONING

To Whom It May Concern,

In response to questions posed for the Letter of Intent, these are answered in the following:

- *Define acreage of subject property*
 - **11.4 acres**
- *Describe in detail the location of the property*
 - **The site is located on the west side of Alma between Chief Spotted Trail and Kickapoo Drives**
- *Specify the existing and requested zoning districts*
 - **Currently zoned Agricultural (AG), and request to be rezoned to Neighborhood Commercial (C1).**
- *Provide detailed justification and/or supporting documentation as to why the applicant is requesting to rezone the subject property to a specific zoning district*
 - **The intended use of this property is a Frisco ISD Intermediate School, which is not allowed in Agricultural (Ag) zoning.**
- *Describe any other special considerations or unique characteristics of subject property*
 - **A creek, which is a delineated stream, flows north/south along the west side of the property. The west side of the site currently consists of heavy trees. Accounting for the 100-year flood plain, required erosion hazard setback easement and the desire to maintain some of the natural features of this site, only approximately 8 acres of usable area remains. Frisco ISD proposes to construct a 145,000 s.f. Intermediate School on the subject site. Due to the existing site constraints, a three-story building (52' Height) is necessary to achieve the required square footage and still allow space for required parking and outdoor play areas. Institutional use allows for the increase of the building setback by 1' for every 1' of vertical height above the maximum allowed height within C1 zoning. In this case the building setback will be increase to 37' from 20'.**

Please call me if you have any questions or need any additional information.

Thanks,

A handwritten signature in blue ink, appearing to read "Seth Kelly". The signature is fluid and cursive, with the first name "Seth" and last name "Kelly" clearly distinguishable.

Seth Kelly, PE
RLK Engineering, Inc