



January 30, 2019

Mr. Aaron Bloxham  
City of McKinney  
221 N. Tennessee Street  
McKinney, TX 75070

**RE: CORNERSTONE RANCH – REZONING – LETTER OF INTENT**  
**3933 County Road 317**  
**McKinney, TX 75069**  
**31.824 Acres**

Mr. Bloxham,

Please accept this as a formal Letter of Intent regarding the rezoning and development of the property referenced above.

Cornerstone Ranch is a faith-based nonprofit entity dedicated to providing assisted living, programs, and services to adults with special needs (intellectual and physical disabilities). The dire need for these provisions in Collin County is intended to be met by Cornerstone Ranch via greatly reduced fees from generous donors who subsidize the cost for residents and participants and via a Planned Development.

The Planned Development provides opportunity for the program function and is based on significant research and community input on how to provide the best care for these special individuals. This Planned Development is intended to provide a creative combination of private uses in three (3) Character Districts. These character districts and their approximate limits are illustrated on the Character District Plan attached as Exhibit "C" attached herein These districts are:

Agricultural, consisting of three (3) barns, one (1) workshop, Five (5) greenhouses, orchards, gardens, and livestock pens;

Enterprise, consisting of one (1) administration building, one (1) event/banquet/ballroom center, one (1) chapel with an outdoor reception area, two (2) activity/flex buildings, ten (10) guest bungalows, and one (1) amphitheater; and

Residential, consisting of ten (10) group homes which house eight (8) residents and two (2) host families in each group home, one (1) recreation center including an indoor pool, one (1) special care or high-functioning adult center consisting of a maximum unit count of forty (40), and one (1) trailhead/fire pit.

The development's intent is to utilize the existing terrain and topography, plants, grasses, trees, and wildlife. The majority of the development will occur in existing open space to preserve the existing trees and limit density to reserve approximately forty percent (40%) of the development as open space or

open area. This Planned Development intends to rezone 31.824 acres but leaves 10.048 acres in its existing zoning.

The proposed District Map (Exhibit C) attached herein complying with these requirements is included in the application package and is intended to be incorporated into the Planned Development document.

Until public access is acquired for a dual entry the City of McKinney Fire Department has allowed for the development to proceed in a limited fashion within each district.

Agricultural, consisting of one (1) barn, Five (5) greenhouses, orchards, gardens, and livestock pens.

Enterprise, consisting of one (1) chapel with an outdoor reception area, and two (2) activity/flex buildings. One of the activity/flex buildings is existing but will be expanded.


Residential, consisting of five (5) group homes which house eight (8) residents and two (2) host families in each group home. One of the group homes is existing.

Additionally, the limited development will meet the following items as requested by the City of McKinney Fire Department until dual entries are acquired:

1. Fire hydrants shall be provided and spaced as required by the fire code.
2. Firewater flow shall be provided as required by the fire code.
3. On-site drives shall be fire lanes. Turning radii shall be a minimum of 30 feet. The main entrance from CR 317 shall be a minimum 30 feet wide.
4. All Residential and Enterprise structures shall be fire sprinkler protected as required by the fire code and as approved by the City of McKinney Fire Department. Until two points of access are provided NFPA 13 design code shall be used.
5. Building heights and uses will be incorporated and in accordance with the Planned Development document.
6. All structure exteriors shall be located with proper Fire Department access and within 150 feet of a fire lane.
7. All gates across fire lanes shall be automatic with bi-directional Opticom operation.

Please do not hesitate to contact me if you have any recommendations, suggestions, or questions.

Regards,  
SUSTAINABLE STRUCTURES OF TEXAS

A handwritten signature in blue ink, consisting of a stylized first name followed by a last name, written over the printed name below.

Lee Hall, P.E.  
President

