



2001 Ross Ave, Suite 400
Dallas, TX 75201
P: 214.267.0400
F: 214.267.0404
www.streamrealty.com

January 21, 2021

To: City of McKinney
Development Services – Planning Department
221 N. Tennessee Street
McKinney, TX 75069

RE: Specific Use Permit
2010 N. McDonald Street
Part of Parcel Three, Sloan Creek, LTD.
McKinney, TX

Dear Sir or Madam,

The subject property is a part of parcel three described in a general warranty deed to Sloan Creek, LTD recorded in Instrument No. 20170208000168570 of the O.P.R.C.C., Texas. The lot size is approximately 7.7 acres generally at the southeast corner of N. McDonald Street and McIntyre Road. The property is currently zoned AG for agricultural use and is also in process of being rezoned to Light Industrial (LI). According to the City of McKinney Zoning Code, the proposed use of an indoor firing range requires a Specific Use Permit. No variances are anticipated for this development at this time.

The business will operate generally during the hours of 6 AM through 6 PM. The indoor range will be designed in cooperation with a range consultant, Action Target. The range will be outfitted within a tilt-wall or filled concrete masonry unit (CMU) facility fully contained inside the core building. In addition to fully containing the range, sound dampeners, baffles and noise attenuators will be employed to reduce reverberation, echo, and sound traveling outside the facility. The anticipation is no firing noise will be discernible at the property line of this site in accordance with City of McKinney noise ordinances.

As a reference, the following example location is immediately neighboring single family residential homes. Action Target provided similar, if not same, facilities at this site at the following address:

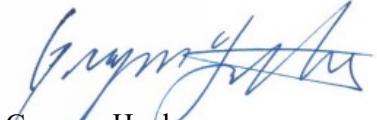
Texas Legends Gun Range & Training Center
1499 N Central Expwy, Allen, TX 75013

The facility will incorporate high-piled storage of materials, generally not to exceed twenty (20) feet in height within both the manufacturing and warehouse areas.

A proposed SUP site plan, landscape plan and building elevations are a part of this submission.

We would respectfully request this item be considered for approval at the next available public hearing. Should you have questions, please contact me.

Thank you,

A handwritten signature in blue ink, appearing to read "Grayson Hughes". The signature is fluid and cursive, with a large initial "G" and "H".

Grayson Hughes
Stream Realty Partners - DFW, L. P.
Director
Industrial Development Services