

**DFA, LTD  
110 E. LOUISIANA STREET  
MCKINNEY, TEXAS 75069  
972-562-0267**

December 7, 2017

CITY OF MCKINNEY  
MCKINNEY, TEXAS 75069

RE: REZONING OF 16.94 ACRES OF LAND LOCATED AT 301 W. ELDORADO PARKING, MCKINNEY TEXAS.

CITY OF MCKINNEY:

Please accept this Letter of Intent to REZONE the land shown on the attached Site Plan and as described below. The design of the four building will utilize 85% stone exteriors with metal roofs to provide a high quality rustic Texas appearance. In the flood plain area we will preserve the natural beauty of the old growth trees in a park like setting and will add gardens and orchards to provide farm produce to be used in the restaurant/brew pub. The restaurant/brew pub will be connected to the City of McKinney Hike and Bike trail that abuts this property so that Hike and Bike users can access the facility from the City pathways.

The 16.7 acres consisting of 3.7601 acres of usable land not in the flood plain (Tract 1) and 13.0237 acres of flood plain land (Tract 2) to be used as follows:

**TRACT 1**

- |   |                   |
|---|-------------------|
| • A 20,000 SF, two-story office building  | 50 SPACES         |
| • A 5,000 SF single story office building   | 13 SPACES         |
| • A 3,200 SF Warehouse to maintain the property and to include a maximum of six horse stalls with a single apartment for a Caretaker's residence. |                   |
| ○ SINGLE OFFICE-200 SF  | 1 SPACE           |
| ○ APARTMENT-600 SF  | 1 SPACES          |
| ○ WAREHOUSE WITH HORSE STALLS-2,400 SF  | 1 SPACE           |
| • A 17,000 SF restaurant/brew pub/warehouse   |                   |
| ○ OFFICE SPACE-2,500 SF   | 7 SPACES          |
| ○ WAREHOUSE (BREW EQUIP & MATERIALS)<br>5,000 SF  | 2 SPACES          |
| ○ RESTAURANT/BREW PUB-9,500 SF  | 63 SPACES         |
| <b>TOTAL PARKING SPACES PER CODE</b>  | <b>138 SPACES</b> |

**PARKING**-As seen above, the code required parking for the four buildings proposed is 138 parking spaces and on the site plan attached, 129 spaces have been provided and therefore the parking provided is 6.5% less than code required. However, while the restaurant will open at 11 am and serve lunch, it is not anticipated to need all of its required parking until after 5pm. The office buildings primary hours of operation will be from 8am to 5pm and those spaces will be vacant after 5pm. Therefore some overlap between the office use and the restaurant use for parking spaces, because of the difference in peak hours, is a reasonable reason to provide 6.5% fewer parking spaces and we ask that the additional 9 parking spaces not be required.

## **TRACT 2**

The remaining 13.0237 acres of flood plain land will be used to pasture the horses as well as contain gardens and orchards that will produce food items to be served in the restaurant. The estimated cost of the completed project is \$6,000,000.00.

## **CURRENT PROJECT ZONING**

The current zoning on the property is as listed on the attached Ordinance 2006-06-087. This Ordinance lists the current zoning as Section 41-81 "C"-Planned Center District with the following exceptions:

- a. The following additional uses be allowed:
  - i. Offices, showroom, buildings
  - ii. Office/warehouse
  - iii. Mini warehouse/mini storage
  
- b. The following uses shall be excluded
  - i Multi-family uses
  - ii single family attached and detached uses.

I would like to modify this current zoning for the usable 3.7601 acres of land to a Planned Development District with a base zoning of C-2 and add the following new uses:

- Warehouse with Caretakers Apartment and six stalls for horses.

Sincerely

**DON DAY**

MANAGER  
DFA, LTD