



August 30, 2021

Jennifer Arnold
Director of Planning
221 N. Tennessee
McKinney, Texas 75069

**RE: Letter of Intent – Rezoning Request
Approximately 4.0 Acres
SEC of Meadow Ranch Road & U.S. Highway 380;
S&A Project Number: 02128-002**

Dear Mrs. Arnold:

Please accept this correspondence as the formal Letter of Intent for the rezoning request for the four (4.0) acres located at the southeast corner of Meadow Ranch Road and U.S. Highway 380. Currently the property is zoned under a PD Planned Development Ordinance No. 1998-11-93 and AG – Agricultural District.

We request that the entire subject property be rezoned to “C-2” – Local Commercial District. It is the intent of my client to develop the property for commercial uses as allowed within the “C-2” – Local Commercial District. However, my client understands that there is opposition to a straight rezoning from neighboring landowners and is willing to agree to a Planned Development District rezoning which would include a number of self-imposed restrictions to the base “C-2” – Local Commercial District zoning. Below is our suggestion for those proposed development regulations:

The subject property shall develop in accordance will all requirements for “C2” – Local Commercial District as specified in Section 146-112 of the City of McKinney Code of Ordinances, except as follows:

1. *The following uses shall be prohibited:*
 - a. *Auto parts sales (indoor)*
 - b. *Service station or motor vehicle fuel sales*
 - c. *Garage, auto repair*
 - d. *Bait shop*
 - e. *Bus station*
 - f. *Restaurant or cafeteria (including drive-through window)*
 - g. *Restaurant or cafeteria (drive-in service)*
 - h. *Halfway house*



2. Site Development Standards

- a. *Maximum height of forty (40) feet*
- b. *Exterior finishing material (exclusive of any fenestration) of north facing elevation and west facing elevation to be earth-tones and consist of at least fifty (50) percent masonry, brick, brick veneer, or other similar material such as stucco and hardi-plank.*
- c. *Roof treatment shall either be a variable height parapet which screens all roof-mount mechanical equipment or a hip roof of 6:12 slope pitch or multiple hip roofs of varying pitches with the primary roof pitch being 6:12 slope.*
- d. *Trash dumpsters shall not be located within 200' of western property line adjacent to Meadow Ranch Road.*
- e. *Screening Wall*
 - i. *Future screening wall and associated residential entry signage shall be located at the southern end of the subject property.*
 - ii. *Screening wall shall be constructed as required by current city ordinances.*
 - iii. *The entry sign for the residential neighborhood to the south of the subject property shall be designed such that the entry sign component shall be incorporated and affixed to the screening wall. Long term maintenance of the screening wall shall be the responsibility of the commercial development located on the subject property.*

3. Landscape Requirements

- a. *Required trees along Meadow Ranch Road shall be calculated at 1 canopy tree per thirty (30) linear feet and one (1) additional ornamental tree per forty (40) linear feet.*
- b. *Along the southern property line, a twenty (20) foot landscape buffer shall be provided. Within the landscape buffer, 1 canopy tree per every thirty (30) linear feet and a 1 ornamental tree per every forty (40) linear feet shall be provided. These trees cannot be clustered.*

4. Site Improvement Enhancements

- a. *Stamped colored concrete drive entrances for all site entrances along Meadow Ranch Road to the subject property shall be included as part of the final site development application. The entire width of the site entrances shall be stamped colored concrete. The depth of the stamped colored concrete shall extend from the right-of-way of Meadow Ranch Road no less than twenty (20) feet.*
- b. *On the southern side of any building to be constructed on the subject property, lighting shall be limited to wall-packs and/or lighted bollards and shall be located at a height not to exceed six (6) feet.*
- c. *Site perimeter light poles shall be decorative in nature and follow an historic or farmhouse theme.*



Thank you for your time and consideration in this matter. If you have any questions, please contact me at 469-424-5900 or at Casey.Gregory@thesanchezgroup.biz if this is more convenient.

Regards,

A handwritten signature in black ink, appearing to read "Casey Gregory".

Casey Gregory, P.E.
Director of Engineering
Sanchez & Associates