



December 27, 2018

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

**RE: Letter of Intent – Re-Zoning
NWC US 75 and SH 121
Approximately 17.97 Acres**

Dear Ms. Arnold:

Please accept this correspondence as the formal Letter of Intent for the submittal of a rezoning request for the above referenced property. The property is located at the corner of the US 75 southbound service road and the SH 121 west bound service road. The property is currently zoned PD 2013-03-025 and approximately 16 acres have already developed. The existing zoning on the property encompassed 34 acres, of which our Client desires to rezone the remaining 17.79 acres and is requesting a change to PD – Planned Development District in order to allow for commercial uses, and an electrical substation. This rezoning request also includes an approximately 0.18 acre tract of land on the western boundary of the 17.70 acre tract that was not originally a part of the 34 acre property which was zoned PD 2013-03-025. This 0.18 acre tract was previously part of a larger property that is zoned PD 2008-05-046.

Grayson Collin Electrical Co-op (GCEC) has a necessity for an electrical substation in this location. GCEC owns the CCN for this area and is currently providing electrical service to the two existing multi-family developments to the north and the McKinney ISD Football Stadium to the west as well as other developments in the area. Currently GCEC is providing service through a temporary meter within the Oncor electrical substation to the west. This temporary measure is not ideal for either party and will not be able to continue indefinitely. The proposed site is adjacent to the existing electrical transmission lines allowing ease of access for GCEC to connect into the existing electrical system.

We are proposing that the use and development of the subject property shall conform to Section 146-113 (“C3” – Regional Commercial District) of the City of McKinney Zoning Ordinance, and as amended, with the following exceptions:

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- A utility substation be allowed on Tract 1. All structures and buildings on Tract 1 shall be limited to 35' height.
- The following uses shall be prohibited on Tracts 1, 2, 3 and 4:
 - Boarding house or rooming house
 - Independent living facility (retirement community)
 - Watchman or caretaker quarters
 - Halfway house
 - Amusement, commercial (outdoor)
 - Country Club
 - Golf course (public)
 - Golf course (private)
 - Auto painting or body shop
 - Auto parts sales (indoor)
 - Automobile, trailer, light truck, tool rental
 - Automobile, motorcycle, boat (sales, repair, or storage)
 - Bus station
 - Garage, auto repair
 - Service station or motor vehicle fuel sales
 - Taxi or shuttle service
 - Building material sales or monument sales
 - Frozen food lockers
 - Pawnshops
 - Mini-warehouse
 - Warehousing
 - Creamery (dairy products)
 - Livestock auction
 - Stable, commercial
 - RV Sales
- An eight foot masonry perimeter screening wall be provided surrounding the electrical substation located on Tract 1. Precast wall panels shall not be utilized for any portion of the screening wall.
- A 10' landscape buffer shall be provided along the northern property line of Tract 1 and along the portion of the southern property line of Tract 1 adjacent to Tract 3. A solid living plant screen consisting of a mixture of Eastern Red Cedar and Nellie R. Stevens Holly (minimum of three feet in height at the time of planting and spaced 3.0' on center) shall be provided within the 10' landscape buffers described for Tract 1.



- A 5' landscape buffer shall be provided along the eastern property line of Tract 1. A solid living plant screen consisting of Nellie R. Stevens Holly (minimum of three feet in height at the time of planting and spaced 3.0' on center) shall be provided within the 5' landscape buffer described for Tract 1.
- American Elm canopy trees (to be 4" caliper DBH, 12' tall at the time of planting, and spaced 20' feet apart on centers) shall be planted on the along the Southern boundary of Tract 2 adjacent to SH 121 west bound service road.
- Development of the electrical substation on Tract 1 shall generally conform to the attached Site Layout.
- 2-story (35') minimum height for Tracts 2 and 3 immediately South of the electrical substation.
- Existing GCEC power poles along SH 121 and portions of Collin McKinney Parkway will be removed and replaced with underground electrical lines as shown in the attached exhibit. No permits for Tract 1 shall be issued until GCEC power poles have been removed and installation of underground electrical service is complete.
- A free standing communication apparatus of stealth or monopole design and limited to a maximum height of 35' shall be permitted on Tract 1.

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 at your convenience.

Sincerely,



Casey Gregory, P.E.
Sanchez & Associates, LLC

CC: File

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