



September 7th, 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 16.92 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 16.92 acres and is requesting a change to PD – Planned Development District in order to allow for commercial uses, an electrical substation, and a communication tower.

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:

- A utility substation be allowed on Tract 1.
- A support tower with communication antennas be allowed on Tract 1.



- The commercial antenna support structure be of stealth monopole design with no visible antennas, wires, or transmitters.
- The maximum height of the commercial antenna support structure be 80 feet and may be located less than three times the height of the support structure from any property line.
- The communication tower will be solely for the use of the GCEC electrical substation.
- The following uses shall be prohibited on Tracts 1 and 2:
 - 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
- An eight foot masonry screening wall and evergreen shrubs (minimum of three feet in height at the time of planting, acceptable for six foot screening from the Approved Plan List in the Zoning Ordinance) be provided along the south property line of Tract 1 immediately adjacent to the electrical substation pad site.



- A solid living plat screen (minimum of three feet in height at the time of planting, acceptable for six foot screening from the Approved Plat List in the Zoning Ordinance) and a five foot landscape buffer adjacent to the proposed commercial use, be provided along the northern, eastern, and southern boundaries of the substation pad within Tract 1.
- Development of the electrical substation on Tract 1 shall generally conform to the attached Site Layout.

Thank you for your time and consideration in this matter. If you have any questions, please contact me at 469-424-5900 or at Chris.Blevins@thesanchezgroup.biz at your convenience.

Sincerely,

Christopher H. Blevins, P.E.
Director of Engineering
Sanchez & Associates, LLC

CC: File