

DONALD E. PASCHAL, JR.

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October 27, 2014

Mr. Michael Quint
Director of Planning
City of McKinney
308 North Tennessee
McKinney, Texas 75069

Re: Revised Letter of Intent – Zoning Amendment for lot 3R, Virginia Parkway Professional Center South containing approximately 1.76 acres on South side of Virginia approximately 350 feet east of Jordan Road

Dear Mr. Quint

Background / Existing Zoning:

This letter of intent is submitted requesting a zoning amendment to the zoning for the referenced 1.76 acres in the Virginia Parkway Professional Center South on the south side of Virginia Parkway. The requested zoning amendment is only for Lot 3R as platted in 2013, a copy of the plat is attached to highlight the subject property. This property was originally zoning as a PD back in 1999 and amended by zoning case 2005-12-132. The existing zoning provides for a variety of uses typically located on major thoroughfares including office, defined retail, and restaurant / food service. The Turrentine Family Partnership, LTD has owned the property since 1999 and has worked diligently to develop the property.

The partnership started with 25 acres including approximately 10 acres on the north side and 15 acres on the south side of Virginia Parkway. All the property has been developed according to City of McKinney standards with water, wastewater, drainage, and common mutual access easements providing access to all lots. The property has been re-platted periodically to accommodate specific user lot requirements. Additionally we have worked with the City to provide pedestrian access capability to the south tier of office properties which was not part of the original project plan, plat or development requirements. The ownership has been responsive to city and neighborhood concerns by careful zoning provisions, site planning, installation of masonry screening walls (allowing neighbors to the south to eliminate deteriorated wooden fences), and business placement with only office and related uses adjacent to the neighborhood to the south. There are 3 or 4 remaining office lots (now under separate ownership) and only Lot 3R in the retail / commercial zoning area of the property. Extensive efforts to market the remaining retail

property has been met with the reality that restaurant / food service with drive through is the one of the only viable uses for the property. Auto service is another option we have been approached to consider, but we have refrained from pursuing this use to date feeling that food service is more needed in the area.

Original Requested Amendment to Zoning:

The ownership is now requesting an amendment to the zoning (for Lot 3R only) to add the use of restaurant / food service with drive through window. To date there are only two existing drive through food service businesses on the entire zoning parcel (25 acres) we began with in 1999. Both are primarily beverage related; one is coffee service and the other frozen / shaved ice. We have had many requests from residential neighbors as well as existing area businesses to try to bring more food service to the area. While the amendment is slight and fairly simple, it will accommodate a need and is expected to accommodate user demand for the remaining 1.76 acres.

Revised Requested Amendment to Zoning:

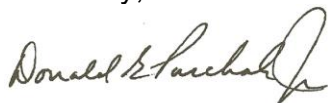
After review of the newer standard zoning categories and discussion with City Planning Staff, the ownership is hereby modifying our prior request as submitted on Oct 13, 2014. We understand the rationale of minimizing PD zonings to simplify administration for both the user and the City staff. When the subject property was originally zoned in 1999 and amended in 2005, the new C-1 category was not available. The C-1 category includes all the uses we believe are likely to be pursued for the property, especially with the SUP provision to allow food service drive through windows, which is the principal item we were pursuing with this zoning request. We have received interest in the food use with drive through window and recognize that the C-1 is the cleanest path to this use, even though it will require two steps. Therefore, we are amending our request to the C-1 use; therefore, the previously submitted PD zoning amendment information is irrelevant. We understand that the SUP for drive through window does require P & Z and Council action, but we believe the use to be both appropriate for the site and needed by the area and thus will be viewed positively.

As a matter of information, we anticipate that the 1.76 acres will be subsequently divided into two or three lots as users emerge. This letter of revision is being submitted electronically by email. If staff needs further documentation, please advise.

We are hopeful of having a user ready to submit a site plan with Plat amendment and companion SUP within the next two to three months.

I will be pleased to respond to any questions Staff may have.

Sincerely,



Donald E. Paschal, Jr.
Turrentine Family Partnership, LTD
Partner and Ownership Representative