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February 25, 2015

Project 15-051

Eleana Galicia  
Planner  
City of McKinney  
221 N. Tennessee Street  
McKinney, TX 75069-3922

**Subject: 15-010Z – McKinney Ranch Avalon Homes – Letter of Intent**  
**Avalon Homes, 5755 McKinney Ranch Parkway**  
**City of McKinney, Collin County, Texas**

Ms. Galicia,

Please accept this Letter of Intent for the Zoning Change Submittal for the proposed 2.37-acre Avalon Homes Memory Care Facility at 5755 McKinney Ranch Parkway. The site is located on the south side of McKinney Ranch Parkway 1,660 feet west of South Lake Forest Drive. HPcivil has enclosed with this letter an exhibit illustrating a preliminary site plan layout for informational purposes to be used by City of McKinney staff at the Planning and Zoning Commission (P&Z) and City Council meetings. It is preferred that the exhibit not be attached to the zoning ordinance.

The request is to change the current Agriculture District (AG) zoning within the Regional Employment Center (REC) Overlay District to a Planned Development (PD) District with Neighborhood Commercial District (C1) zoning and removing the REC Overlay District. The property will be developed to C1 zoning regulations.

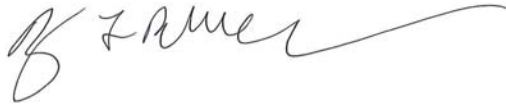
The need for PD District zoning is a result of the combination of the required 60-foot throat length for McKinney Ranch Parkway and the 55-foot rear yard setback for the REC Overlay District abutting a single family residential district. Avalon's proposed building floorplan is slightly larger than what can be accommodated within these limits. By removing the REC Overlay District, zoning to a straight C1 zoning, the floorplan will fit on the site since there is no rear yard setback in C1 zoning.

To ensure the site maintains a level of exceptional quality or innovation two special provisions have been proposed. HPcivil is proposing increasing the 10-foot landscape buffer along the south property line by two feet, providing a 12-foot landscape buffer. Also the two proposed buildings will be 100 percent masonry. As noted in the attached Architectural Checklist, the 111 points will exceed the minimum architectural elevation requirement of 85 points.

HPcivil is requesting this PD be placed on the next available City of McKinney P&Z Commission and City Council agendas once city staff comments have been addressed.

Please feel free to contact us if you have any questions or require additional information.

Many thanks,

A handwritten signature in black ink, appearing to read "Dylan T. Blackshear", with a long horizontal flourish extending to the right.

Dylan T. Blackshear, PE  
Project Manager  
**HPcivil engineering, LLC**

Enclosures