

# **DONALD E. PASCHAL, JR.**

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January 27, 2012

Ms. Jennifer Cox  
Director of Planning  
City of McKinney  
308 North Tennessee  
McKinney, Texas 75069

Re: Letter of Intent - Zoning Application for approximately 7.477 acres east of Hwy 75 and north of Wilmeth Road – Quik Trip – PD to authorize scales

Dear Ms. Cox:

## Background / Existing Zoning:

The City released the Site Plan Approval Letter for the QT fueling and convenience store at the referenced site on January 9, 2012. All uses shown on the approved site plan are authorized by right under the City Zoning Ordinance as they existed at the time of Site Plan submission. Additionally, the Preliminary-Final Plat for Lots 1, 2, and 3 for the QT 963 Addition, containing an aggregate of 14.05 acres at the east of Hwy 75 and north of Wilmeth Road was approved by the Planning and Zoning Commission on January 10, 2012.

## Request:

As City Staff is aware, QuikTrip previously had hoped to include a truck scale or weighing station on the site (adjacent to the truck fueling area, however it was ruled by Staff interpretation that a truck scale was not an authorized land use. QT decided to move forward with the Site Plan and Pre-Final Plat process (as approved by the City) under the authorized land uses for the site and is now preparing a schedule for bidding and construction of the improvements for the project.

While preparing construction documents, QT is requesting consideration of a PD (Planned Development) Zoning to approve a truck scale (weight station) as an authorized land use. The attached PD Regulations (dated January 16, 2012) outlines the request. QT desires to voluntarily impose enhanced landscaping for the site that we

believe is a significant overall enhancement to the site and will represent the most landscaping amenity of any fueling station in the City. We have included reference to the enhanced landscaping in the PD regulations and are agreeable to the enhanced landscaping plan being a requirement of the PD zoning change. Attached with the application is the modified site plan showing the truck scale and the enhanced landscape. We believe the quality and volume of the enhanced landscaping will be a positive addition to the site. The truck scale is a feature that will not even be visible to the average site visitor or passer-by since the scale is buried beneath concrete that will appear the same as the rest of the site. Only a directional sign to the scale and an pedestal containing scale activation and results data will be above ground. The location of the scale is shown on the proposed site plan amendment attached hereto along with the PD Regulations. When the enhanced landscaping is considered, the site will be significantly enhanced.

Pros / Cons – Benefits to City:

There are two significant Benefits to the City:

1. The scale will be highly desirable for the many industrial and warehousing facilities in McKinney by providing the trucks and the companies they represent assurance of load weights which can be critical in assuring weight limitations and selecting transit routes.
2. The enhanced landscaping noted above and as illustrated on the site plan submitted with the application will contribute to the attractiveness of the site and will improve visual buffering of the truck fueling area from both the North, south, east and west.

We do not believe there are any negative issues associated with the addition of a scale to the site. Weighing takes only minutes to complete after the fueling process and thus does not result in any lingering at the site.

Conclusion:

It is requested that both this zoning case be processed and be placed on earliest possible P & Z agenda and City Council agenda. I will be pleased to meet with you or your staff to discuss this matter as requested. Your consideration and support in these matters will be greatly appreciated. We stand ready to assist in your review.

Sincerely,



Donald E. Paschal, Jr.  
Property / Project Representative and Applicant Representing Property Ownership and Proposed User