



May 23, 2025

City of McKinney
Planning Department
401 E. Virginia St
McKinney, Texas 75069

Re: Letter of Intent for Roy & Helen Hall Memorial Library

The City of McKinney is submitting an application for site plan approval for Roy & Helen Hall Memorial Library. The property is located at 101 E. Hunt Street. The following Design Exceptions are requested for consideration by the Planning and Zoning Commission:

- a. Not meet the 0–10-foot Build-To Zone requirement along Pedestrian Priority “B” Streets (Kentucky Street, Hunt Street, and Lamar Street);
- b. Not meet the minimum 50% building frontage requirement along Pedestrian Priority “B” Streets (Kentucky Street, Hunt Street, Lamar Street, and Tennessee Street);
- c. Not provide a street screening device along Pedestrian Priority “B” Streets where the street is not defined by a building or driveway within the Build-To Zone;
- d. Not meet the requirement that surface parking shall be located a minimum of 6 feet behind the property line along Pedestrian Priority “B” Streets if there is no building along the street frontage;
- e. Not meet the maximum 18-inch ground floor finished level above sidewalks fronting on Pedestrian Priority “B” Streets;
- f. Not provide a tripartite design (a defined base, middle, and top);
- g. Not meet the requirement for windows and doors on street fronting facades to be vertically proportioned and similar in size and shape to those used historically in McKinney’s downtown area;
- h. Not meet the requirement for commercial and mixed use buildings to have low pitched roofs with parapets;

- i. Not meet the requirement for having two of the listed design elements for primary building entrances along Pedestrian Priority “B” Streets so that the main entrance is architecturally prominent;
- j. Not meet the requirement that all ground floor facades along all Pedestrian Priority “B” Streets shall have transparent storefront windows covering no less than 65% of said façade area;
- k. Not meet the requirement for at least 80% of each facade facing a Pedestrian Priority “B” Street to be externally finished in masonry or pre-cast concrete panels made to look like stone;
- l. Not meet the requirement for no more than 20% of each facade facing a Pedestrian Priority “B” Street to use accent materials such as wood, architectural metal, architectural concrete masonry units, tile, glass block, stucco (utilizing three-step process), or Exterior Insulation and Finishing System (EIFS); and
- m. Not meet that the roof will be externally finished in one or more of the following materials: copper, architectural metal, slate, synthetic slate, or similar materials.

Thank you,

Patricia L. Jackson, PE, RAS
Facilities Construction Manager