



October 2, 2024

To Whom it May Concern:

On behalf of our Client, Wal-Mart Realty Company, please accept this letter as an explanation of the proposed Zoning Change Request for approximately 21.18 acres of land. The property is currently designated as a Planned Development District.

### **Site Information:**

The site of interest is a 21.18-acre parcel located at 2041 N Redbud McKinney, TX 75069. The existing site is zoned as Planned Development District with a present use of Retail and currently has a Wal-Mart store with associated parking. The property is located 20 ft North and West of Redbud Blvd, 20 ft West of Central Cir and 20 ft South of Bray Central.

### **Overview of Project Goals and Objectives**

The proposed site pads will be roughly 4,917 square feet and will not be developed in phases. The fenced-off pads consist of 9 charging docks and 2 loading docks. There will only be one phase of construction. The drones will be maintained and operated by the third-party company Zipline. No special considerations are required from the city.

### **Proposed Zoning**

The property is currently zoned as a Planned Development (PD). We are respectfully requesting to amend the zoning to allow for Drone Delivery as a usage. The requirement for the amendment stems from promoting delivery services within the City of McKinney.

### **Exceptions**

Within the existing Planned Development standards, we are requesting a modification. Please find below the proposed amendment.

See attached.