

April 7, 2023

City of McKinney Planning Department
221 N. Tennessee St.
McKinney, Texas

Letter of Intent: KBI, LLC 101 S. Chestnut St.
McKinney, Texas 75069

KBI, LLC, owner of site located at 101 S Chestnut St, in MTC Downtown Core, southeast corner of Chestnut and Louisiana Street is proposing to develop a one phase, speculative retail building for potential retail or restaurant use. The intent is for the proposed building to be operated and maintained by current owner KBI, leased to a single tenant.

McKinney Original Donation, Block 44A, Lot 1 A, 2A, 2B, 4, 5B Property ID 1105191
Geographic ID R-0856-44A-001A-1

Consisting of .26 acres (including alley abandonment area)

Total land area: 11,331 sq ft

Total Improvement Main area: 9,956 sq ft

- SE corner E Louisiana St and S Chestnut St encompassing Block 44A, Lot(s) 1A, 2A, 2B, 4, and 5B
- Speculative retail building for proposed retail or restaurant use
- Total land area: 11,331 sq ft with Total Improvement Main area: 9,956 sq ft
- Development to be accomplished in one phase
- Operated and maintained by current owner KBI, leased to single tenant
- Existing Zoning District: MTC Downtown Core

The property owner requests the following design exceptions for this building project:

Exception to **7.2.2. A minimum of 50% building frontage required with the build to zone along pedestrian "B" streets. Build to zone is 0-10'**. The existing building to remain is located approximately 16'-4" from the property line along pedestrian "B" Street. **The property owner is requesting a design exception for an existing non-conforming condition which will persist whether new development is approved or not.**

Exceptions to **8.2.2.5 I. At least 80% of each façade facing a Pedestrian Priority "A" or "B" Street (excluding doors and windows) shall be externally finished in one or more of the following primary materials:**

a. Masonry (brick, stone, synthetic stone, or cast stone)

b. Pre-cast concrete panels made to look like stone.

Please refer to material and transparency calculations on revised A4.1 Façade Plan. Because the prominent three-dimensional, vertical feature we incorporated for the Primary Entrance Design is wood, and 50% of this feature is counted toward the North and West elevations, respectively, the material numbers for these two elevations are

skewed by what is effectively a fifth, Northwest elevation. If the wood entrance feature is factored out of these two elevations, the remaining wall complies with the required 80% minimum masonry. **The property owner is requesting design exceptions for the 80% masonry requirement for both the North A Street elevation and the West B Street elevation.**

Exceptions to 8.2.2.5 III. No more than 20% of each façade facing a Pedestrian Priority "A" or "B" Street (excluding doors and windows) shall 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). EIFS shall not be used on any ground floor façade.

Please refer to material and transparency calculations on revised A4.1 Façade Plan. Because the prominent three-dimensional, vertical feature we incorporated for the Primary Entrance Design is wood, and 50% of this feature is counted toward the North and West elevations, respectively, the material numbers for these two elevations are skewed by what is effectively a fifth elevation. If the wood entrance feature is factored out of these two elevations, the remaining wall complies with the maximum 20% accent materials. **The property owner is requesting design exceptions to allow in excess of 20% accent materials for the North A Street elevation and the West B Street elevation.**

The property owner and design team sincerely appreciate the city's consideration of the requested design exceptions. Please do not hesitate to contact us with any questions.

Regards,

A handwritten signature in black ink, appearing to read "Matthew S. Crittenden". The signature is fluid and cursive, with the first name being the most prominent.

Matthew S. Crittenden
President / Architect, NCARB