



May 9, 2022

City of McKinney
Planning Department
221 N. Tennessee
McKinney, Texas 75069

RE: 3701 Redbud Blvd
Project 591: Northeast McKinney Pump Station
Letter of Intent - Specific Use Permit
KHA No. 064305034

To Whom it May Concern,

Kimley-Horn and CDM Smith have been contracted by North Texas Municipal Water District (NTMWD) to assist with design of the Northeast McKinney Pump Station Project, a new treated water pump station. This new pump station will provide increased water delivery capacity to meet projected growth in the Frisco-McKinney subsystem and add redundancy and resiliency for continued long-term drinking water service.

The new pump station site will generally include a pump building and two (2) prestressed concrete ground storage tanks and related facilities, and will be located at 3701 Redbud Blvd within the City of McKinney, TX. The 10.8 acre site is located northeast of the City of McKinney's Redbud Pump Station along Redbud Blvd, and is approximately 1,000 feet south of Bloomdale Road.

In addition to the proposed tanks and pump building, the facilities include an electrical building, valve vaults, paving, landscaping, fencing, water piping, and sanitary sewer lines.

The site is currently zoned for Agricultural Use per the City's Zoning Map. A Specific Use Permit (SUP) is requested to allow the construction of the above-mentioned utility facilities which are outside the allowable uses for Agriculturally zoned areas. As noted above, the site is located adjacent to the City of McKinney's Redbud Pump Station and NTMWD's meter facility, which have both been previously granted SUPs. Additionally, the site is located next to existing utility easements to the north and east which would limit future developments from being built adjacent to the site.

We kindly request consideration of this SUP request at the following Planning & Zoning (P&Z) and City Council Meetings:

- P&Z: May 24th, 2022
- City Council: June 7, 2022

If you have any questions regarding the exhibit, please contact me at lisa.wang@kimley-horn.com or (972) 776-1722.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink that reads "Lisa Wang". The signature is written in a cursive style with a large initial "L" and "W".

Lisa Wang, P.E. Kimley-Horn
Copy: Angela Pflanz, P.E. North Texas Municipal Water District
& Wendy Martinez, P.E. CDM Smith