



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.