



LETTER OF INTENT > CCAR OFFICE BUILDING

November 7, 2019

Ms. Christina Day, AICP
Director of Planning
City of Plano
1520 K Avenue
Suite 250
Plano, TX 75074

RE: CCAR Office Building

Dear MS. Day,

Please accept this letter, on behalf of the Collin County Association of Realtors, as an explanation of the requested rezoning for property located behind their current location at 6821 Coit Road. This 3.74 acre site is currently part of the Preston Meadow Lutheran Church which is directly south of the Collin County Association of Realtors building. The back part of the church site is currently being used as a recreational field.

The proposal is for the church to sell this excess property to the Collin County Association of Realtors so that they can build a new structure on the site. A concept plan has been provided that shows the new lot lines, building and access for the site. The initial step is to rezone the property for the new use prior to site plan and platting to city requirements.

The current PD-429-0-1 standards are listed below;

PD-429-0-1	Neighborhood Office
ZC 87-42/87-9-17	Location: West side of Coit Rd., 800± feet south of Legacy Dr. Acreage: 3.6±
Restrictions:	
1. PD-O-1 designation.	
2. One story height limit.	
3. A maximum of 46,800 square feet of development.	
4. Veterinary clinics are permitted.	

The application is to amend the current PD-429-0-1 to include the 3.74 acres, increasing the total acreage of the PD to 7.34 acres. An increase to the maximum development from 46,800 square feet to 58,300 square feet is necessary to accommodate the new building. And finally, this request is to allow a 'assembly hall' to be a permitted use within the PD. The desire is to use a portion of the building for banquets and other gatherings. The parking shown on the concept plan accommodates the use of the building for office and assembly hall uses.



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An informational meeting was held with the adjacent residential property owners to apprise them of the proposed development. The meeting resulted in the resident's requesting a buffer wall that is a combination of 6' masonry wall sections ornamental fence and landscaping sections. This landscape detail requested by the neighborhood is proposed to be included in the PD amendment.

Finally, we are also asking for waiver to the buffering requirements along the property line that will be created and the church. Although the property is zoned SF-6, the church believes that the new building and use will be compatible with their continued use of the adjacent site as a church.

We believe this is an appropriate use for the site and is being appropriately developed as an infill area. Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,

MCADAMS

A handwritten signature in blue ink that reads 'Doug Powell'.

Doug Powell, AICP

Sr. Planner – Planning + Entitlement