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**By Kathy Wright at 1:08 pm, Oct 10, 2012**

## **Dallas Design Build**

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Monday, October 08, 2012

Kathy Wright  
City of McKinney

Re: 12-188Z  
Lot 1, Block A, DAP 380 Addition

Please find the revised drawings for a zoning change of the above property. Please note that we are revising our intent to be from a "PD" –Planned Development District to "PD" – Planned Development District with a base of "C" – Planned Center District with additional allowed use of *Office/Retail/Warehouse Flex Space*, and allow for the following setbacks: 25 foot front yard/10 foot rear yard/ 10 foot side yard.

The *Office/Retail/Warehouse Flex Space*, shall be defined as a commercial building that features a small retail or office use in combination with a larger warehouse use. The warehouse use of this building shall be no more than five times larger than the office or retail use that it is associated with or a maximum of 10,000 square feet, whichever is smaller. This building type shall be subject to the "non-industrial uses in non-industrial districts" Architectural design requirements of Section 146-139 of this chapter.

Please consider these changes in conjunction with the Platting application DAP 380 Addition 12-178PF.

Thank you

*Sam Ellis*

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