



May 31, 2017

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

**RE: *Site Plan Submittal – Industrial
±6.39 Acres
City of McKinney, Texas***

Dear Ms. Wright:

Kimley-Horn and Associates, Inc. respectfully submits the attached Site Plan for the City of McKinney's review. The subject property is approximately 6.39 acres located at the northeast corner of Millwood Road and Industrial Boulevard, bound by Westmoreland to the west and single-family residential lots to the north. The immediate project is for industrial use.

The proposed site is owned by Jack W. Schuler.

The existing zoning for the subject property is Light Manufacturing (ML) where industrial use is permitted. A 34,400 square foot and a 37,200 square foot industrial building are proposed with 30% being office use and 70% being warehouse use. The development will be completed in one phase.

Due to the width of the site, a variance is requested to allow loading docks within 200 feet of the residential use to the north. The proposed site is approximately 200 feet wide. The doors are approximately 60 feet from the north property line and are to be screened with a 6' tall wall.

An additional variance is requested to decrease the landscape buffer from 20 feet to 10 feet along Industrial Boulevard, from the eastern-most proposed drive approach to the east property line. This allows more parking to be provided on site.

We respectfully request consideration for approval. If you have any questions regarding the exhibit, please contact me at (972) 770-1343 or jennifer.moore@kimley-horn.com.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

Jennifer Moore, P.E.