

CROSS ENGINEERING CONSULTANTS

I N C O R P O R A T E D

December 27, 2010

City of McKinney
Planning Department
P.O. Box 517
221 N. Tennessee Street
McKinney, Texas 75070

Attn: Jennifer Cox
Director of Planning

Re: Zoning Request – McKinney Central Business Park
CECI Project No. 07003

Dear Jennifer:

Attached please find the Zoning Exhibit for the proposed rezoning of a portion of lot 5R, Block E, Bray Central II. The property is located at the northeast corner of the aforementioned lot. The intent of the Owner is to provide an area on existing pavement for open storage to accommodate tenants' needs with the adjoining building. Project details are summarized as follows:


- Subject property is 1.4587 acres
- Subject property is zoned PD 1563
- Owner requests rezoning to a PD with a base of ML
- Target Planning & Zoning Commission date is January 11, 2011
- Target City Council date is February 1, 2011
- Owner requests the following exceptions to the base zoning of ML:
 1. Allowance of open storage to support needs of tenant in adjacent building. Open storage products shall be tenant driven. All open storage shall be temporary in nature, stackable and non-hazardous.

Though the property is over 450 feet from Corporate Drive, it is visible at this time due to the adjacent property being vacant. The owner proposes planting a living screen of Nellie R. Stevens Holley along the north property line. Hedge will be trimmed to 8'. Planting size shall be per the Landscape Ordinance for the City of McKinney. This living hedge will ensure a level of exceptional quality for the associated development over the typical masonry screen wall.

Additional exceptions requested by staff will be considered. Thank you in advance for your consideration with this matter. Please contact me if you have any questions or concerns.

Sincerely,

CROSS ENGINEERING CONSULTANTS, INC.


Dwayne Zinn
Project Manager

