



Kimley-Horn
and Associates, Inc.

August 10, 2011

■
Suite 200
5750 Genesis Court
Frisco, Texas
75034

Ms. Abra R. Nusser
Planning Department
City of McKinney
Planning Department
221 N. Tennessee
McKinney, Texas 75070

This letter was received
by the Planning
Department on August
10, 2011.

**Re: *Rezoning Submittal – SEC Custer Road and US 380
 ±1.2 Acres
 City of McKinney, Texas***

Dear Ms. Nusser:

On behalf of Levcal Custer LLC, Kimley-Horn and Associates, Inc. respectfully submits the attached rezoning request for the City of McKinney’s review. The subject property is approximately 1.2 acres located on the south east corner of Custer Road and US 380, generally located behind the existing gas station with frontage on Custer Road.

We are requesting the zoning be modified to a straight zoning district “BG” and are proposing to construct a car wash facility. We believe the rezoning is appropriately justified as the site is located along a major commercial corridor, FM 2478/Custer Road, at the US 380 intersection. This highway intersection contains compatible uses such as; big box retail, drive-thru facilities, and gas station/convenience stores. Additionally, the underlying PD 1680 contemplated allowing this use of a car wash with a Specific Use Permit. We are requesting this rezone to allow the use to be constructed around the other compatible uses.

We respectfully request the consideration of approval by the Planning and Zoning Commission. If you have any questions, please contact me at 972-335-3580.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

David K. Kochalka