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# CROSS ENGINEERING CONSULTANTS

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

April 14, 2014 (Rev. 5-2-14)

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

Attn: Michael Quint  
Director of Planning

Re: Zoning Change Review – RDOE McKinney  
CECI Project No. 12122

Dear Michael:

Attached please find the Zoning Change Submittal for the RDO Equipment Development. The property is located at the southeast corner of U.S. Hwy 75 and Wilmeth Road. The intent of the Owner is to Revise the Zoning to make slight modifications to the approved Site Plan, for the RDO Equipment Project that is currently under construction. Project details are summarized as follows:

- Subject property is 10.79 acres
- The subject tract is currently PD with base of C and is located within the CC Overlay District
- The property is being rezoned to PD with base of C
- Owner is seeking to rezone the subject property in order to replace the zoning exhibit which is tied to the existing PD with a new zoning exhibit which is more reflective of the anticipated business needs
- Target Planning & Zoning Commission date is February 25, 2014
- Target City Council date is March 18, 2014

Provisions from the original request that were approved and are still applicable are as follows:

- Owner is seeking a variance to allow heavy equipment sales and service to be located in the PD.
- Owner is seeking a base zoning of C, with a variance to allow for building materials other than 100% brick or stone, of which at least 50% will be masonry materials. The area of the west elevation in question has been revised to reduce the amount of metal panels to the required 10%. The remaining area of the west elevation remains unchanged, as it was previously approved by City Council.
- Owner is seeking a variance to allow gravel surfaces for maneuvering and overnight storage areas due to a majority percentage of the equipment being track vehicles.
- Owner requests that the property be allowed to develop with bay doors facing Wilmeth Road. Bay doors will be screened with a masonry screen wall and opaque metal gate.

There is an automobile dealership with sales and service to the south, a Blockbuster Distribution warehouse to the northeast, and a QuikTrip fuel center catering to both automobile and trucks to the north. We understand there will also be a Kubota tractor dealership developed at the northwest corner of Redbud Boulevard and Wilmeth Road. Recent Business research has indicated that this Dealership will likely be undersized for the anticipated

business demand. We would like to have the flexibility of increasing our equipment storage yard now, and possible increase our building size and display area in the future, as shown on the attached Zoning Exhibit.

Per the owner: RDO Equipment Company will be designing our new RDO – McKinney store to meet the LEED certification design standards, as set forth by the United State Green Building Council (USGBC). Our goal is to meet and/or exceed the current energy code requirements along the way, setting a benchmark for future area developments. We also plan to incorporate a Wash Bay facility that reclaims 100% of the wash water for future reuse, as we have done at our other store locations. We will be mindful of the environment through our material selection process, to include our site landscaping plan. We plan to use as many local and regional building materials as possible. In our effort to achieve a sustainable, energy efficient structure we will continue to uphold the highest aesthetic standards.

RDO will be proposing an eight foot (8') tall masonry fence around the perimeter of the gravel area. They are also extending the concrete paving to the east for all overnight storage vehicle spaces.

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.**

A handwritten signature in black ink, appearing to read 'DZinn', with a horizontal line extending to the right from the end of the signature.

Dwayne Zinn  
Project Manager