



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