

22-0062Z

McKinney Planning & Zoning Commission

August 23, 2022

3298 N. Central Expressway

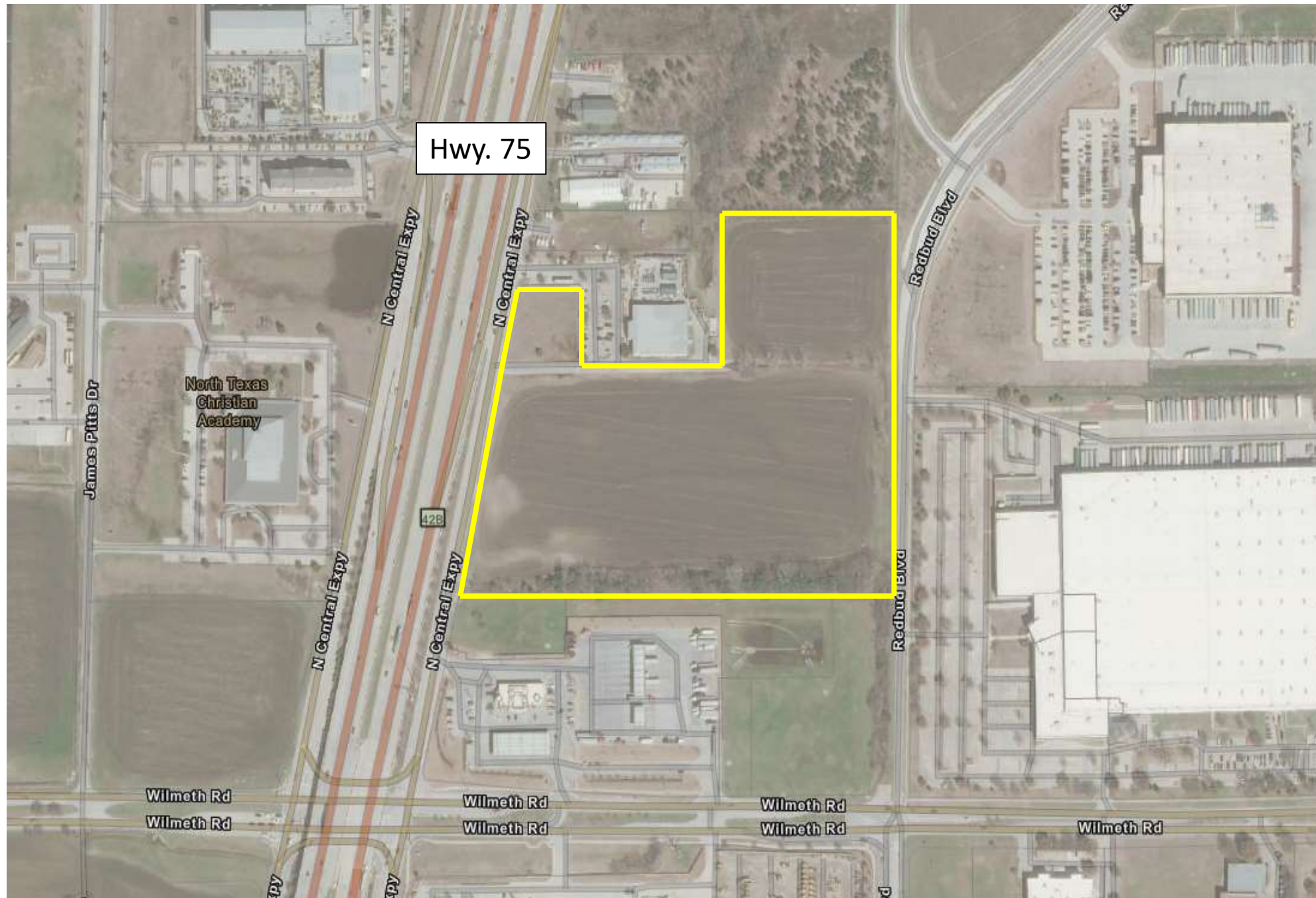
Creation RE

# Development Team

- Creation RE PE
  - Creation is a real estate development firm with over \$4.5B in total pipeline in 6 different states including six in the DFW metroplex. This project is the seventh.
- LGE Design Build
  - LGE Design Build, the sister company of Creation, is a 30 year old design build company with over 1,200 projects in its portfolio. LGE designs and builds all Creation projects.
- BGE, Inc.
  - BGE is the civil engineering partner on the project.

# Property

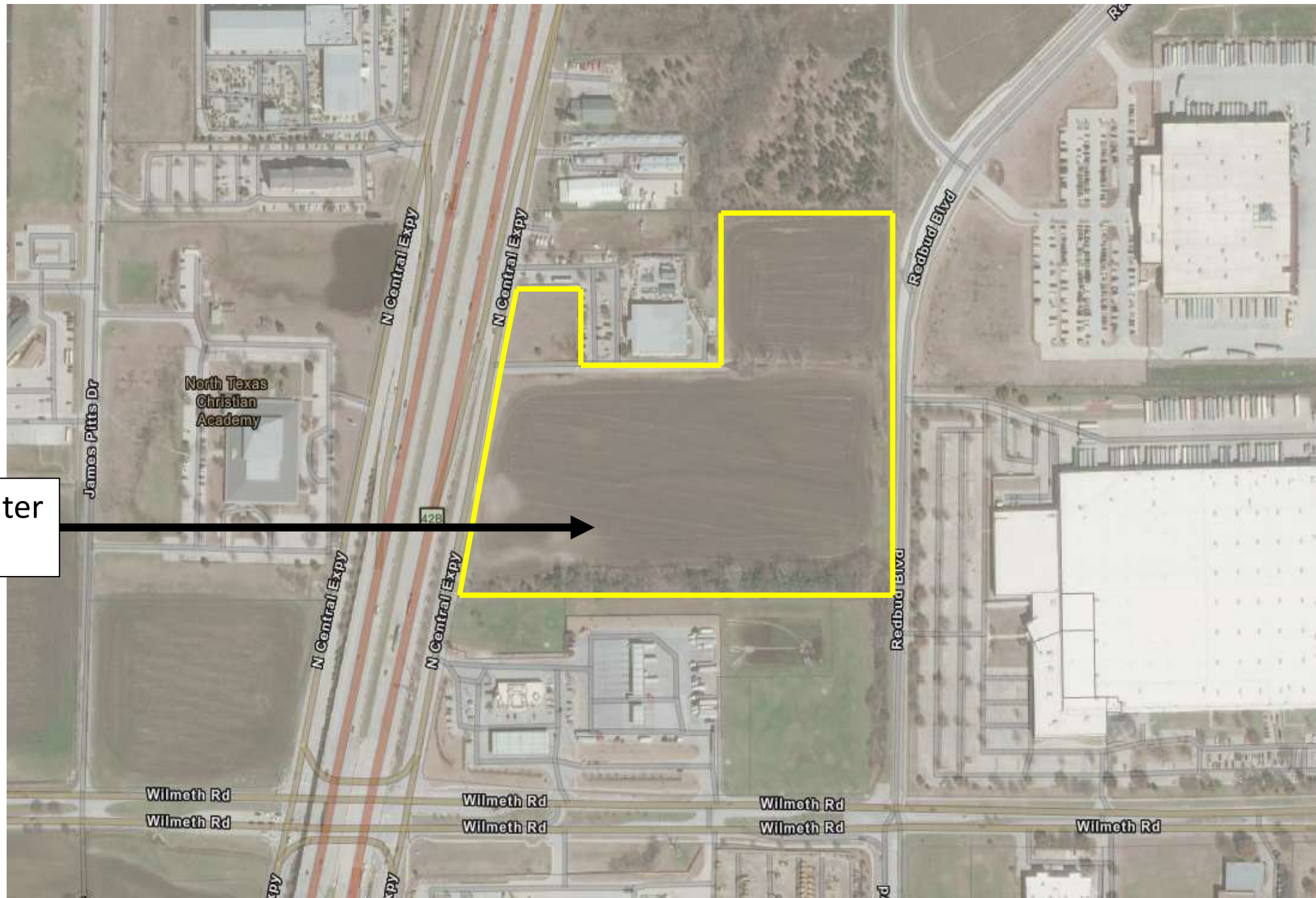
3298 N. Central  
(19.63 acres)





# Property Existing Zoning

Planned Center  
(C) District



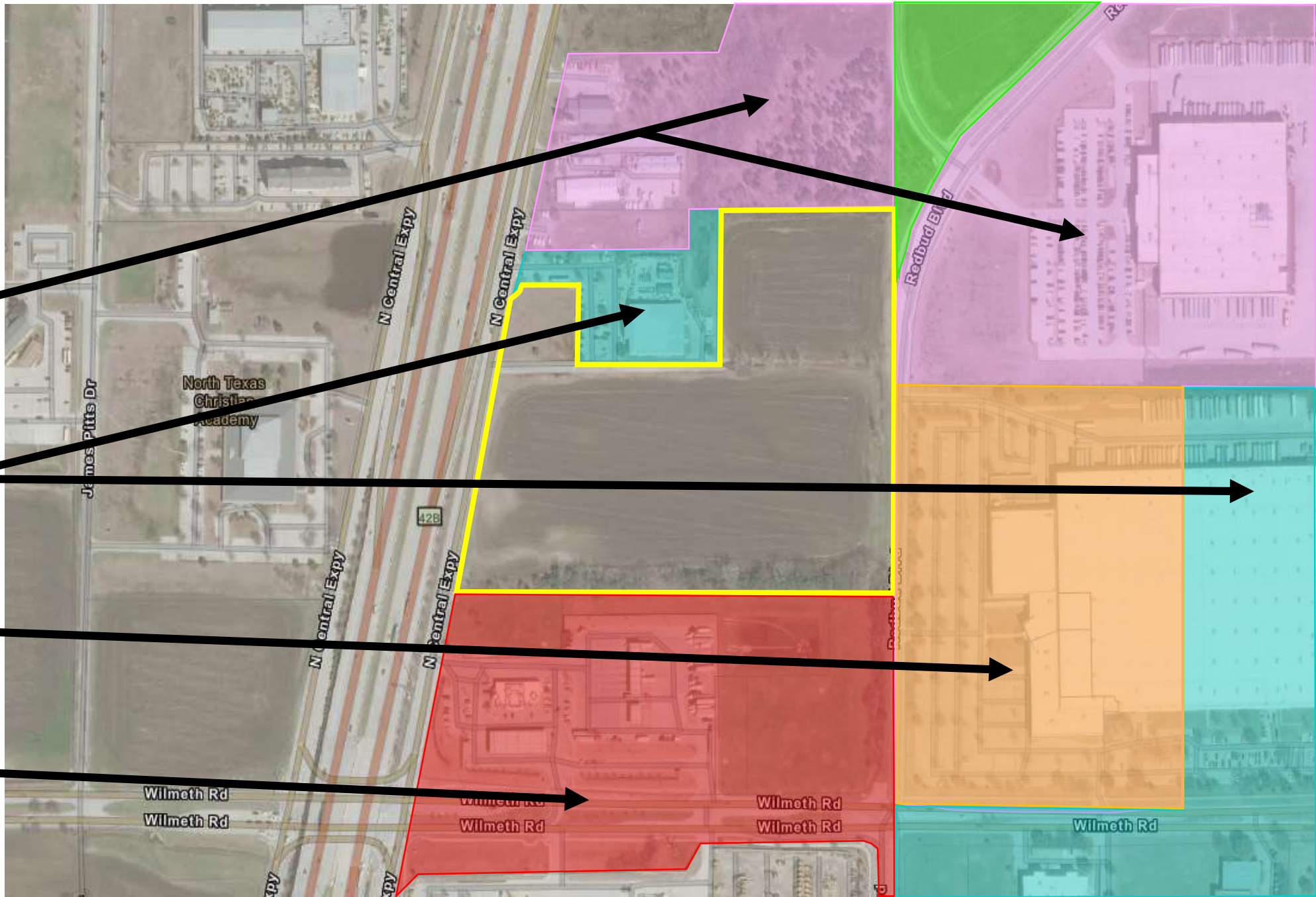
# Site Context

Light Industrial  
(LI) District

PD (Tractor  
Supply/Light  
Manufacturing)

Light  
Manufacturing  
(ML) District

Planned Center  
(C) District





# Site Context

- Existing Zoning:
  - Planned Center (C) District
  - High Rise Subzone of Corridor Commercial Overlay District
- Surrounding Zoning:
  - Light Industrial (LI) District
  - Planned Center (C) District
  - Light Manufacturing (ML) District
- Surrounding Development:
  - Warehouse distribution, tractor and farming supply store, gas station with truck/trailer parking.

# Request

- Rezone to Light Industrial (LI) district to allow office/showroom and warehouse distribution uses.
- 4 buildings – approximately 310,000 total square feet.
- Development features:
  - Screening and landscaping including trees, shrubs, and ground cover along Central Expressway
- Building Design Features

# Site Plan





# Comprehensive Plan – Employment Mix



## EMPLOYMENT MIX

Employment Mix includes professional and service uses typically on smaller sized parcels with lower intensities than a traditional business campus. This type of development may support a variety of occupations including general office, research and development facilities, medical clinics, light industrial, and business incubators. These uses are typically located with nearby access to arterial thoroughfares. These businesses have appealing street frontages with an increased level of aesthetics and landscaping.



### IDENTIFYING FEATURES

1. Non-Residential Mix of Uses
2. Employment Driven Developments
3. Medium to Lower Intensity Uses
4. Large Low-Profile Structures







# Example Elevations

## Mesquite 635

In-Development / Delivering Q4 2022

• Mesquite, TX

• 542,000 SF

• Distribution

• \$63M





# Example Elevations

## 820 Exchange

Completed Q3 2021

• Haltom City, TX

• 952,000 SF

• Distribution

• \$140M





# Conclusion

- Rezone to “LI” District for warehouse/office showroom uses.
- Consistent with surrounding zoning and development.
- Consistent with Comprehensive Plan