



Dunaway No. B001509.002

February 23, 2015

Brandon Opiela, Planning Manager  
City of McKinney  
221 N. Tennessee St.  
McKinney, TX 75069

Reference: Site Plan - UPS Driver Training Course (DTC)  
3000 Redbud Blvd., McKinney, TX  
Zoning: PD Ordinance No. 1563; Bray Central 2 - Case #85-076Z

Dear Mr. Opiela:

Please find attached the necessary documentation to process and review the Site Plan and corresponding elevations submittal for the proposed UPS - Driver Training Course (DTC), located ~80' off the east side of the existing UPS facility and ~450' north of Wilmeth Road. This Site Plan is being submitted for initial review on this date, February 23, 2015, with the intent of being on the March 2015 Planning & Zoning (P&Z) and April 2015 City Council (CC) agendas for official approval. As the first city comments are received and the Site Plan updated as necessary, full construction plans will begin as well. The intent is to have the construction plans reviewed by staff during the same timeframe as P&Z & CC approvals, so that construction can begin immediately after final CC approval.

The DTC is a prototypical layout utilized by UPS across the country to train its new driver in how to correctly deliver packages. It will be utilized by both local and long distance new-hires, who will be housed in a nearby hotel for the duration of training. The course consists of four "city blocks" surrounding by roads, three of which have structures representing houses/businesses, and one with a standard UPS mail/drop box. These structures will not be used for storage, and will be clad in brick on the south face (towards Wilmeth), in a similar color to existing buildings nearby off Wilmeth.

1. 1078 Tremont Street ~ 48 SF
2. 1074 Oak Street ~ 80 SF
3. 953 Tremont Street ~ 48 SF

A dock structure will also be provided onsite, to allow trainees the opportunity to practice backing-up maneuvers, specifically against buildings for loading operations. After early discussions with city staff, the following atypical adjustments have been made so as to minimize the visibility of this structure from Wilmeth:

1. UPS has agreed to remove the vertical members of the structure, leaving only the low platform for training operations.
2. The standard location has shifted from the northeast corner of the DTC, to the southwest corner. Due to the elevation difference between the existing driveway (high) and the proposed lower elevation of the DTC, a new driveway will be required heading into the DTC. At this southwest location, the new driveway will be at a

higher elevation than the DTC, helping to shield the dock station from view of Wilmeth.

Included with this Site Plan and Elevation Sheets are representative pictures of an existing DTC, to provide further clarity to City of McKinney staff as to what this facility will look like.

Please let me know if there is any other information you require for this Site Plan submittal, or if you would like me to discuss anything with other staff members to help clarify our intent.

Sincerely,

**DUNAWAY ASSOCIATES, L.P.**  
**a Texas limited partnership**

A handwritten signature in blue ink, appearing to read 'Adam S. Reeves', is written over a faint, illegible stamp.

Adam S. Reeves, P.E.  
Project Manager

ASR

Attachment