
CROSS ENGINEERING CONSULTANTS

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

July 5, 2011

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

This letter was received by the
Planning Department on July 5,
2011.

Attn: Jennifer Cox
Director of Planning

Re: Zoning Request – McKinney N. Central Business Park
CECI Project No. 11032

Dear Jennifer:

Attached please find the Zoning Exhibit for the proposed rezoning of a portion of lot 5R, Block E, Bray Central II. The property is located at the northeast corner of the aforementioned lot. The intent of the Owner is to provide an area on existing pavement for open storage to accommodate tenants' needs with the adjoining building. Project details are summarized as follows:


- Subject property is 10.255 acres
- A part of the subject property is zoned PD 2011-03-012
- Owner requests rezoning to a PD with a base of ML
- Target Planning & Zoning Commission date is July 12, 2011
- Target City Council date is August 2, 2011
- Owner requests the following exceptions to the base zoning of ML:
 1. Allowance of open storage to support needs of tenant in adjacent building. Open storage to be enclosed containers. All open storage shall be temporary in nature, stackable and non-hazardous.
 2. Allowance to have PODS (enclosed containers) stacked two units high in designated areas per the submitted exhibit.

Though the property is over 450 feet from Corporate Drive, it is visible at this time due to the adjacent property being vacant. The owner has planted a living screen of Nellie R. Stevens Holley along the north property line. Hedge will be trimmed to 12'. Planting size shall be per the Landscape Ordinance for the City of McKinney. This living hedge will ensure a level of exceptional quality for the associated development over the typical masonry screen wall. Owner or tenant will maintain striping for designated storage areas. Each tenant shall be responsible for maintaining security checks of their property.

Additional exceptions requested by staff will be considered. 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.


Dwayne Zinn
Project Manager

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