



Kimley-Horn
and Associates, Inc.

May 13, 2013

■
Suite 200
5750 Genesis Court
Frisco, Texas
75034

Mr. Brandon Opiela
Director of Planning
City of McKinney
Planning Department
221 N. Tennessee
McKinney, Texas 75070

**Re: *Rezoning Submittal – S.H. 5 & Wilson Creek Industrial Zoning
±14.6 Acres Lot 3, Block A of the Creststone Addition
City of McKinney, Texas***

Dear Mr. Opiela:

On behalf of Creststone Development Services, Kimley-Horn and Associates, Inc. respectfully submits the attached rezoning request for the City of McKinney's review. The subject property is approximately 14.6 acres called Lot 3, Block A of the Creststone Addition, generally located on the east side of S.H. 5, just south of Wilson Creek. We are requesting a Planned Development for the property with the following language:

1. The property be zoned "PD" – Planned Development District and the following special ordinance provisions be applicable:
 - a. The western portion of the subject property (see attached zoning exhibit) shall be used and developed for "C" – Planned Center District, and as amended, purposes, except as indicated below:
 - i. Office/retail/warehouse uses shall be permitted. An office/retail/warehouse building is a commercial building that features a small retail or office use in combination with a larger warehouse use. The warehouse use of this building shall be no more than five times larger than the office or retail use that it is associated with or a maximum of 10,000 square feet, whichever is smaller. This building type shall be subject to the "non-industrial uses in non-industrial districts" architectural design requirements of Section 146-139 of the Zoning Ordinance, and as amended.

- b. The eastern portion of the subject property (see attached zoning exhibit) shall be used and developed for “ML” – Light Manufacturing, and as amended, purposes, except as indicated below:
 - i. A concrete or asphalt batch plant shall be permitted.
 - ii. Dirt, topsoil, sand, gravel, and other similar material storage shall be permitted.
2. The developer will plant one canopy tree per 30 linear feet, or portion thereof, of street frontage. The trees may be grouped or clustered to facilitate site design.

We respectfully request consideration by the Planning and Zoning Commission and City Council. If you have any questions, please contact me at 972-335-3580.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Trey B. Braswell

cc: file