



Prepared for:
McKinney City Council

3-5-2013



Economic Impact



- Up to 75 Employees
- Initial Hiring of 45+ FTE Employees
- \$3,400,000 Initial Annual Payroll
- \$45,000,000 of Taxable Sales Annually
- \$6,000,000 Property Valuation

Proposal History & Revised Request



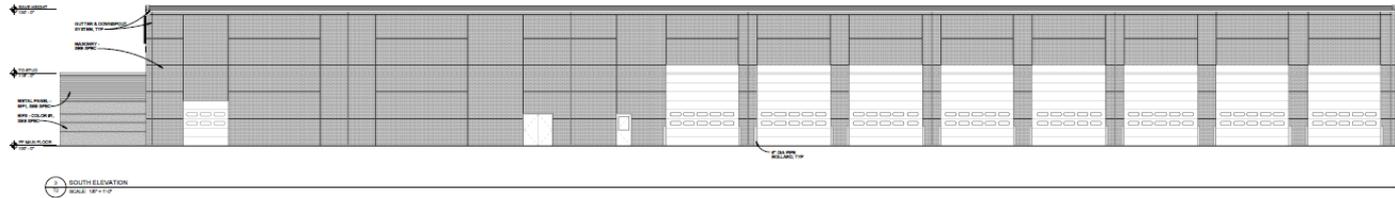
- City Staff has recommended approval of our request subject to the following exceptions:
 - Construction shall meet the 50% brick, stone, or synthetic stone architectural requirement.
 - Required overnight storage shall be paved and striped to allow staff to verify the requirement is being met.
- Planning Commission has recommended approval of our request subject to the following exceptions:
 - Construction shall meet the 50% brick, stone, or synthetic stone architectural requirement.
 - Required screening on the east, west and south sides of the vehicle storage area shall be masonry or a wrought iron living fence.
- Revised Request in response to recommended actions:
 - We agree to construct our building of 50% masonry, as shown on the enclosed elevation.
 - We agree to sign and designate, through use of parking markers, the required overnight storage stalls.
 - We agree to significantly increase screening on the north and west sides of our property. We continue to propose black, vinyl coated chain link fencing on the east and south side of the overnight storage area, similar to what is installed at Ag Power. We further agree to place slats in the fencing to screen the area from view.

Building Elevation

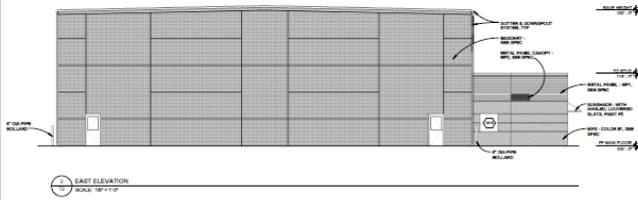


NORTH ELEVATION: 77% MASONRY
EAST ELEVATION: 89% MASONRY
SOUTH ELEVATION: 95% MASONRY
WEST ELEVATION: 51% MASONRY

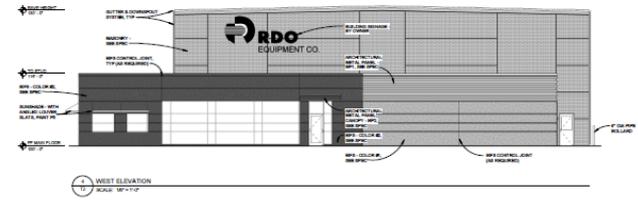
Building Elevation



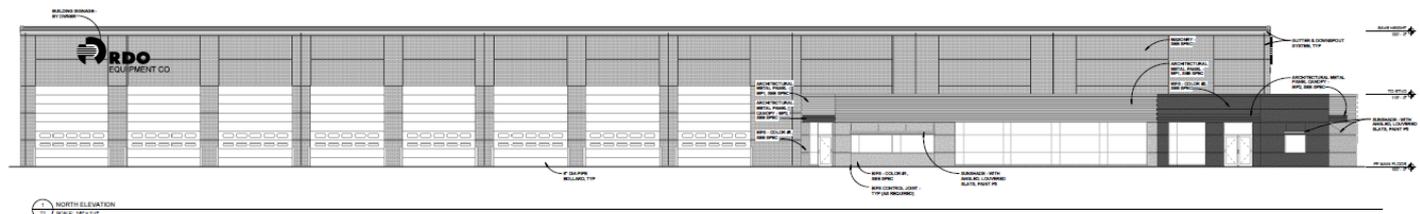
SOUTH ELEVATION MATERIAL TAKEOFFS	
MASONRY:	95%
EXTERIOR INSULATION FINISHING SYSTEM (EIFS):	3%
ARCHITECTURAL METAL PANELS:	2%



EAST ELEVATION MATERIAL TAKEOFFS	
MASONRY:	89%
EXTERIOR INSULATION FINISHING SYSTEM (EIFS):	7%
ARCHITECTURAL METAL PANELS:	4%



WEST ELEVATION MATERIAL TAKEOFFS	
MASONRY:	51%
EXTERIOR INSULATION FINISHING SYSTEM (EIFS):	29%
ARCHITECTURAL METAL PANELS:	10%



NORTH ELEVATION MATERIAL TAKEOFFS	
MASONRY:	77%
EXTERIOR INSULATION FINISHING SYSTEM (EIFS):	13%
ARCHITECTURAL METAL PANELS:	10%



McKINNEY, TX EXTERIOR ELEVATIONS

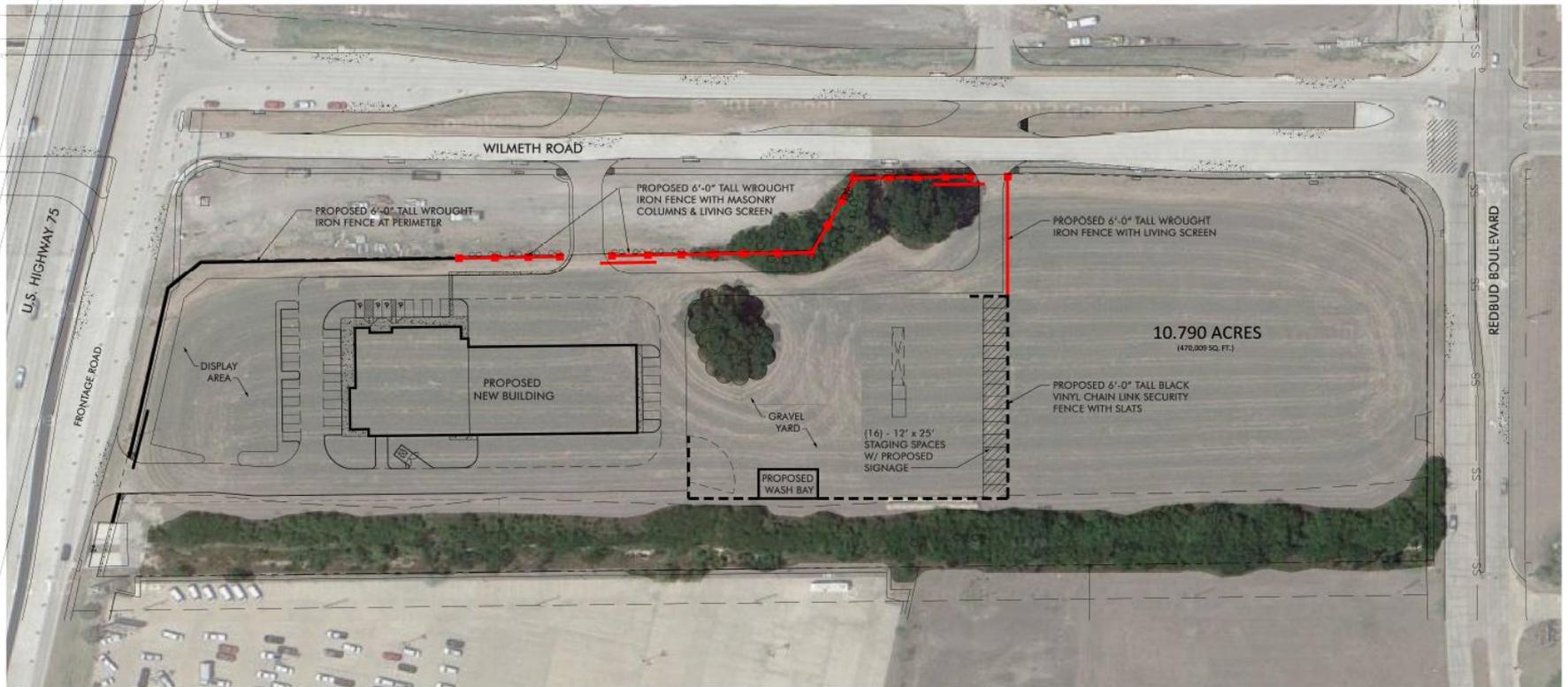
Site Plan



RDO[®]
EQUIPMENT CO.

McKINNEY, TEXAS

PROPOSED SITE/SCREENING PLAN



Requested Action



- Motion to approve the proposed rezoning request, as recommended by Planning Commission, subject to the following:
 - ✦ The subject building shall be allowed to develop as shown on the proposed elevations, which has been demonstrated to meet the intent of Corridor Commercial Overlay District.
 - ✦ Required overnight storage stalls shall be signed and designate, through use of parking markers.
 - ✦ Fencing and screening on the north and west sides of the subject property shall be constructed of wrought iron, and a living screen shall be provided as shown on the proposed site plan. Black, vinyl coated chain link fencing, with slats, shall be allowed to screen the overnight storage area as shown on the site plan.