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# CROSS ENGINEERING CONSULTANTS

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November 7, 2013

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

Attn: Michael Quint  
Director of Planning

Re: Zoning Change Review – Lake Forest Self Storage  
CECI Project No. 13083

Dear Michael:

Attached please find the Zoning Change Submittal for the subject property, in conjunction with the Lake Forest Self Storage Development. The property is located in the northeast quadrant of Lake Forest Drive and McKinney Ranch Road. The property extends north to Highlands Drive, and excludes the 7-11 property on the hard corner. The intent of the Owner is to develop a portion of the property as self-storage and to re-zone other portions of the property to BG and O-1. Project details are summarized as follows:

- Subject property is 15.25 acres
- Tract 2 NC uses except as follows:
  - The following uses shall be allowed:
    - Vet (no outside runs)
    - Bakery or confectionery (retail)
    - Florist or flower shop
  - The following uses shall be allowed with an SUP:
    - Daycare
    - Carwash
  - The following uses shall be prohibited:
    - residential uses
- Tracts 3 & 5 BG uses excluding:
  - residential uses
  - auto painting or body shop
  - Automobile trailer, light truck, tool rental
  - Automobile, motorcycle, boat (sales, repair, or storage)
  - Bait Shop
  - Building material sales or monument sales
  - Bus station
  - Cleaning plant, laundry
  - Creamery (dairy products)
  - Farm implement sales and service
  - Frozen food lockers
  - Funeral homes and mortuaries
  - Garage, auto repair
  - Halfway house



- Pawnshops
- Railroad track or right-of-way
- Recreational vehicle sales
- Sexually Oriented Business
- Tract 4 BG uses excluding:
  - residential uses
  - auto painting or body shop
  - Automobile trailer, light truck, tool rental
  - Automobile, motorcycle, boat (sales, repair, or storage)
  - Bait Shop
  - Building material sales or monument sales
  - Bus station
  - Cleaning plant, laundry
  - Creamery (dairy products)
  - Farm implement sales and service
  - Frozen food lockers
  - Funeral homes and mortuaries
  - Garage, auto repair
  - Halfway house
  - Pawnshops
  - Railroad track or right-of-way
  - Recreational vehicle sales
  - Sexually Oriented Business
  - The following use shall be allowed:
    - Mini-warehouse

- The subject tract is currently zoned PD-1447
- The property is being rezoned to PD with base of O-1, BG, and BG with Self Storage as an allowed use.
- Owner is willing to remove Multi-Family as an allowed use.
- Target Planning & Zoning Commission date is November 12, 2013
- Target City Council date is December 3, 2013

The base zoning of the existing PD (PD-1447) allows Multi-Family, Townhouse, Cluster Home, Single Family and General Business with a maximum building height of 50 feet. We do not think that the existing zoning is the highest and best use for the property. We are proposing to eliminate the current General Business, Multi-Family and other residential uses in exchange for Office, a more restricted General Business, and a Self-Storage Use. Our first project in the subject tract is a Self-Storage. As elements to achieve Exceptional Quality for the overall development, we intend to require a minimum of 75% masonry on all proposed buildings and plant Street Trees at a spacing of one per every thirty feet. We feel that the proposed zoning will add valuable tax base and necessary services to the community, over and above what the existing PD allows.

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