
CROSS ENGINEERING CONSULTANTS

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April 4, 2016

City of McKinney
Planning Department
221 N. Tennessee St.
McKinney, Texas 75070

Attn: Mr. Brian Lockley, Director of Planning

**Re: Site Plan
McKinney Fire Station Number 9**

Dear Mr. Lockley:

Attached please find the Site Plan submittal for the McKinney Fire Station Number 9. The 2.50 acre site is located at the northeast corner of Lake Forest Drive and Summit View Drive. The intent of the Owner is to develop the property and construct an approximately 15,000 square foot fire station which includes three apparatus bays, housing and support spaces for ten personnel and a community room for public use. The subject property currently straddles two zoning classifications. The northern portion of the site is zoned AG Agriculture and the southern portion of the site is zoned Planned Development District 1478. A zoning request has been submitted under separate cover to rezone the property to Governmental Complex District GC. In addition, a preliminary plat for the subject property has been submitted under separate cover. As part of the site plan review, we have two requests and one variance. The requests and variances are:

1. A variance to not screen the apparatus bay doors. In order for the fire department to provide the quickest response time possible, the apparatus bay doors must face the adjacent roadway. This provides the fire department quick and direct access to the roadway. Therefore, screening for the apparatus bay doors would require multiple turning maneuvers by the fire truck and thus decrease response time. In addition, we request to not screen the bay doors along the northern property line. The fire station building and associated apparatus area is very well maintained and organized and overall an attractive space. Due to this we request to eliminate the screening of the apparatus bay doors along the northern property line.
2. Request to utilize an alternate screening device to screen the generator located on the east side of the building consisting of architecturally finished metal and evergreen shrubs.
3. Request to utilize a living screen to screen the HVAC equipment located on the north and west sides of the buildings.

It is the intent of the owner and all consultants to construct a quality project within the standards set by the City of McKinney for Building and Engineering Design. Project details are listed in detail below:

- Subject Property is 2.50 acres
- Property is located at the northeast corner of Lake Forest Drive and Summit View Drive
- Proposed Lot 1, Block 1 of the McKinney Fire Station Number 9 Addition
- Current Zoning is PD 1478 and AG
- Proposed Zoning is GC – Governmental Complex District
- 15,000 S.F. Fire Station
- 3 Apparatus Bays, housing and support spaces for 10 personnel
- Community Room for public use
- Variance request to eliminate the required screening of the apparatus bays.
- Variance for an alternate screening device for the generator screening.

Thank you for your consideration of this Site Plan. Please call if you have any questions.

Sincerely,

CROSS ENGINEERING CONSULTANTS, INC.

A handwritten signature in blue ink, appearing to read 'Jonathan D. Hake', is written over a light blue rectangular background.

Jonathan D. Hake, P.E.
Vice President