



**Winkelmann  
& Associates, Inc.**

6750 Hillcrest Plaza Dr., Ste. 215  
Dallas, TX 75230 (972) 490-7090 Fax (972) 490-7099  
TEXAS ENGINEERING FIRM REGISTRATION No. 89  
TEXAS SURVEYOR FIRM REGISTRATION No. 10086600

10/25/2023

Honorable Mayor  
& City Council  
c/o Araceli Botello  
City of McKinney  
Development Service Division

RE: ZC 2023-0063

Honorable Mayor and Council

Please accept this letter on behalf of the buyer and seller indicating their desire to place the attached use restrictions upon the requested Light Industrial zoning.

This is a result of discussions at the Planning and Zoning Commission hearing on 09/26/2023.

Please call if you have any questions.

Sincerely

**WINKELMANN & ASSOCIATES, INC.**

Michael Clark, P.E.  
President

CC: Robert Dye

Land Use	Existing Zoning	Proposed Zoning
	C	I1
Accessory building, detached		
Accessory dwelling unit		
Accessory structure		
Agricultural and ranching, private or wholesale	P	P
Agricultural and ranching, retail	S	P
Airport termil		
Airport, heliport, landing field, and aircraft hangar		
Amenity center, neighborhood		
Animal care and services, indoor only	P	P
Animal care and services, outdoor area	P	P
Animal care and services, outdoor boarding	S	P
Arts or cultural center	P	P
Assisted living facility	P	
Auto, motorcycle, truck, or boat, rental or sales	S	S
Banks and fincial services	P	P
Batch plant		
Batch plant (outdoor), temporary	T	T
Bed & breakfast		
Body art studio	C	P
Car wash	C	P
Caretaker's or watchman's quarters	A	A
Cemetery		
Civic club or fraterl organization	P	P
Clinic, medical or dental	P	P
College or university	P	P
Commercial entertainment, indoor	P	P
Commercial entertainment, outdoor	S	P
Commercial laundry		P
Community care facility	P	P
Community care home		
Community garden	C	C
Community transition facility		S
Construction field office	T	T
Contractor's yard		S
Cottage industrial	C	C
Country club	C	C
Crisis support facility	C	P
Crisis support home		
Data center	S	P
Day care center	C	C
Dirt or topsoil extraction, sand or gravel mining or storage		S
Dispatch office	C	C
Displacement shelter	S	S
Dotion collection container	A	A
Duplex		

Electric vehicle charging facility	C	C
Electric vehicle charging station	A	A
Fairgrounds or rodeo grounds		P
Farmers' market, permanent	P	P
Food and beverage processing		P
Food trucks, operation sites, and food truck courts	S	P
Fuel sales, passenger vehicles	C	C
Fuel sales, truck		S
Funeral home or mortuary	P	P
Government facilities (city, excluding airport uses)	P	P
Government or public facility (non-city)	C	C
Greenhouse or plant nursery	P	P
Gun range, indoor	P	P
Gun range, outdoor		
Gym or fitness studio	P	P
Heavy machinery, rental, sales, and storage	S	S
Helistop	A	A
Home occupation		
Hospital	P	P
Hotel or motel	P	P
Impound lot or yard		P
Independent living	S	
Junk or salvage yard		
Livestock auction		P
Manufactured home		
Manufacturing, heavy		
Manufacturing, light		P
Microbrewery, distillery, winery or cidery	P	P
Model home		
Motor freight termil		P
Multi-family, cottage		
Multi-family, traditiol		
Office	P	P
Office showroom/warehouse	P	P
Oil and tural gas well drilling and operations		
Outdoor storage	A	A
Parking garage or lot, paid or private	P	P
Pawn shop		P
Persol service	P	P
Portable storage container		
Power plant or electrical generating station		P
Private club	S	S
Quadplex		
Radio or TV broadcast station	P	P
Railroad freight termil		P
Reception or event center outdoor	C	P
Reception or event center, indoor	P	P

Recreational vehicles, rental or sales	S	S
Recreation area, private	P	P
Recycling facility		C
Refining or storage of petroleum, natural gas, butane, or propane		
Religious assembly	C	C
Religious or philanthropic uses	T	T
Restaurant, brew pub	C	C
Restaurant, carry out and delivery only	P	P
Restaurant, dine-in	C	C
Restaurant, drive-in or drive-through	C	C
Retail sales	C	C
Sanitary landfill		
School, business or trade	P	P
School, public, private or parochial	P	P
Seasonal sales	T	T
Self-storage	S	P
Sexually-oriented business		
Single-family attached		
Single-family detached		
Solar farm		P
Stable, commercial	S	C
Stockyard or slaughterhouse		
Storage, automobile	S	P
Storage, boat, truck, or recreational vehicle		P
Swimming pool		
Telecommunication Structure, High Rise	S	S
Telecommunication Structure, Low Rise	C	C
Telecommunication Structure, Stealth	C	C
Traders' village		
Transportation station	S	S
Triplex		
Truck stop		
Utility substation	S	S
Vehicle repair, major	S	P
Vehicle repair, minor	P	P
Warehouse		P
Warming station	T	T
Water or wastewater treatment plant		
Wind energy conversion system (WECS)	C	C