

November 17, 2025

Project: East End Lumberyard Restoration
600 East Louisiana Street
McKinney, TX 75070
Case: SITE 2025-0055
Zoning: MTC – McKinney Town Center District – 2013-04-045 Amending Ordinance
Transit Village Edge

Project Description:

Our mission is to restore and preserve the 0.38 acre historic lumberyard site at 600 East Louisiana Street, transforming it into a stunning landmark in the heart of the McKinney East End District.

The restoration will aim to replicate the original architectural style of the structures and preserve the existing mature trees. Due to the extent of the work required, a complete building renovation isn't feasible. Instead, the barns will need to be dismantled and rebuilt, maintaining their original roofing and siding materials, but supported by a new foundation. The windows and doors will be replaced with new, high-quality and energy efficient options to enhance both functionality and aesthetics. We have carefully trimmed all trees so that they will be a key feature in the new landscape design

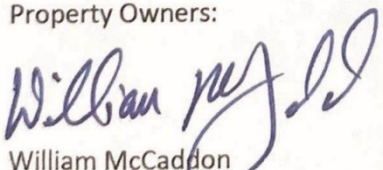
These buildings will serve as warehouse space for the East End Salvage business currently operating in the adjacent property at 705 Greenville Road. Pedestrian circulation between the two sites will be provided to support the business operations and create a cohesive design for all buildings and landscaping across both properties, resulting in a unified and inviting focal point for the East End.

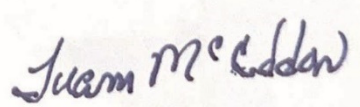
In order to preserve the existing building forms and exterior finish materials, the following building design exceptions to the current MTC Zoning Ordinance are hereby requested in accordance with Section 203.G.1 of the UDC:

1. Sloped roofs with 8:12 pitch on all buildings in lieu of flat roofs required by Appendix 2B.8.5.1.3.I. of the UDC.
2. Corrugated metal roof panel finish on all sloped roofs in lieu of materials required by Appendix 2B.8.5.1.5.V of the UDC.
3. 43.2% glass area on "A" street façade in lieu of required 65% glass area by Appendix 2B.8.5.1.4.VIII of the UDC.
4. Use of 100% wood lap siding on Building 1, and reclaimed wood siding on Building 2 in lieu of required 50% masonry required by §206.F.5.d.I.a of the UDC.
5. Perimeter fence material to be 6'-0" high steel mesh in lieu of maximum height of 4'-0" required by §704.B of the UDC.

Respectfully Submitted,

Property Owners:


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