



November 5, 2022

Michael and Sarah Sanders
7025 Golf Club Dr.
McKinney, TX 75070

Re: Proposed Development
Adjacent to the Cinapolis Movie Theater and 7-Eleven

Dear Mr. and Mrs. Sanders,

Our firm, Ladd 1998 Real Properties, Ltd., is purchasing approximately 3.4 acres located north of the 7-Eleven and East of the Cinapolis Movie Theater at the NW corner of Hwy 121 Service Road and Craig Ranch Parkway.

We are planning to build a Class A, neighborhood storage facility on the isolated tract behind the 7-Eleven. We are presenting our project to the McKinney Planning and Zoning Commission on November 8th. You have already received a letter from the city informing you of our project and offering you the opportunity to reply to the city planning department. The letter has very little detail and we understand the concerns that might arise upon receipt of such notice.

We want to share the details of our plans with you. Hopefully you will agree when you review our plans that our proposed project is a favorable alternative to the higher intensity retail and commercial uses that are currently allowed by right on this tract of land.

Our company has been an active owner, developer, and manager of Class A storage facilities for 30 years, owning 1.5 million square feet of self-storage over this timeframe. Our facilities are known for quality and architecturally pleasing aesthetics. Please take a moment to review the attached which gives some details about what we are proposing. Many of our facilities have been in very similar locations, buffering residential neighborhoods from commercial uses with much more traffic, noise and lighting.

We have made considerable efforts to design this proposed facility to provide aesthetically pleasing facades to fit into the Craig Ranch Master Plan. Our project will consist of one three-story building where all the storage units will be air-conditioned and inside the building. There will not be any roll-up doors on the exterior of this facility. As you review the attached materials, please note the following characteristics of our facility:

1. Storage is a very low impact use for neighborhood settings, producing fewer car trips (i.e. noise) in a day than many allowed commercial uses would produce in an hour.
2. The three-story building will be approximately 38' tall and is much less than the allowed 50' height in the current zoning.
3. The project features attractive architecture featuring masonry and glass facades on all exterior sides.
4. The North side of our building facing the residences will have no windows or openings, so there will be no visibility into the neighbor's property.
5. There will be no parking lot adjacent to the neighborhood. Most other retail and commercial uses would have lighted drives and lighted parking adjacent to the neighborhood.
6. We will heavily landscape with trees to provide screening on the north side of the property from residential neighbors.

Attached for your review and consideration, please find the following:

1. Project location aerial
2. Project features and highlights
3. Elevations of all four sides of building
4. Site plans
5. Landscape plan

Please take a few moments to review the attachments and contact me by cell or email if you have any questions or input. If you have no objections to our request, please send me an email stating that you have no objections to our project and provide your name and address so that I may present to the Planning and Zoning Commission.

Your help in this regard is kindly appreciated.

Sincerely,



Paul Glover
Ladd 1998 Real Properties, Ltd.
pglover@laddholdings.com
214-498-8921 cell

Self-Storage Project at 7150 Craig Ranch Pkwy, McKinney, TX

**Case #SUP2022-
0018**

**Case #ZONE2022-
0118 Signs**



Site

Moviehouse & Eatery by Cinépolis

Exxon

Craig Ranch Pkwy

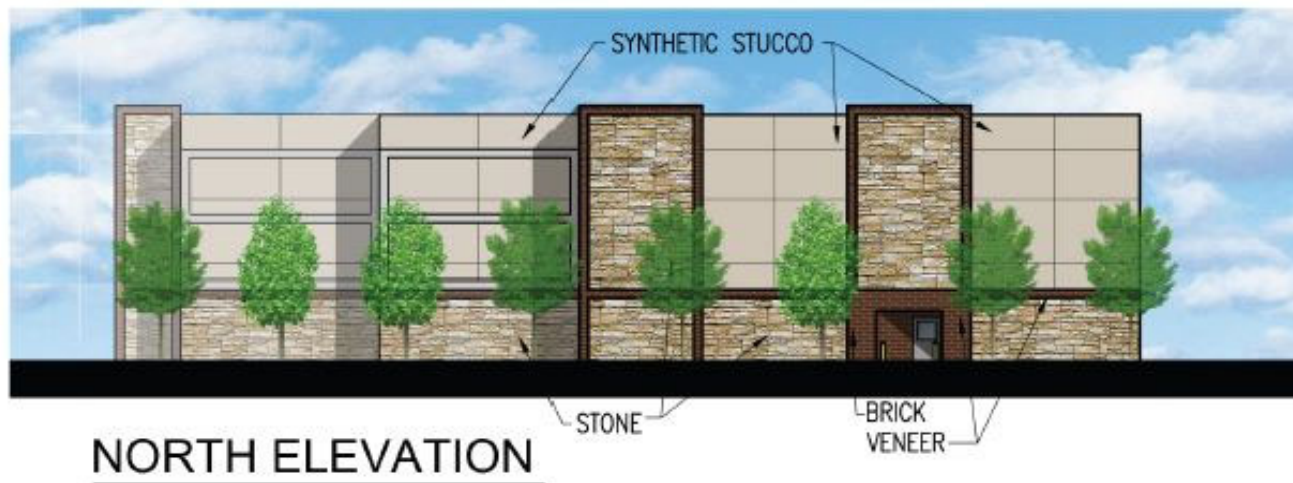
Rowlett Creek Trail

Google

Project Features and Highlights:

- **Self Storage is a very quiet neighbor.** Storage is a very low impact use for neighborhood settings, producing at peak hours fewer car trips in a day than many allowed commercial uses would produce in an hour.
- The project features attractive architecture featuring brick and masonry facades on all perimeter sides.
- There will be minimal down directed lighting facing the residential neighborhood. Other allowed commercial uses such as office or retail would normally have much more exterior lighting.
- Building perimeters adjoining residential will have no windows or openings, so there will be no one peering into the neighbor's property.
- All buildings will be a minimum of 100' from property line that adjoins residential lots.
- Office hours will be 9:00 AM to 6:00 PM.
- Our landscaping will exceed the city of McKinney's Landscape Ordinance.

North Elevation (View from Residential)



East Elevation of Climate View from Craig Ranch Pkwy



South Elevation

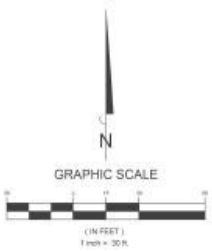
(View from Hwy 121 Service Road)



West Elevation (View from Cinepolis Movie Theater)



Site and Landscape Plan



LOT AREA:	147,903 sf (3.4 ac)
LANDSCAPE AREA PROVIDED:	35,805 sf (24%)
STREET TREES REQUIRED: 100 LF OF STREET FRONTAGE (632 LF)	21 TREES
STREET TREES PROVIDED:	21 TREES
ADJACENT TO RESIDENTIAL TREES REQUIRED: 1480 LF (179 LF)	4 TREES
ADJACENT TO RESIDENTIAL TREES PROVIDED:	4 TREES

PLANT SCHEDULE

PLANT SCHEDULE							
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
	QS	10	QUERCUS SHUMARDI / SHUMARD RED OAK	45 GAL	3"	10'-12'	FULL MATCHING, SYMMETRICAL
	QV	10	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	4 GAL	3"	10'-12'	FULL MATCHING, SYMMETRICAL
	UO	10	ULMUS GRACIOLIA / COWART CLM	45 GAL	0"	10'-12'	FULL MATCHING, SYMMETRICAL
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES
	SP	10	SPARGANGLER / SPARGANGLER	14 GAL	20" HT	20" IN DIA	FULL MATCHING, SYMMETRICAL
	LG	10	LEUCOPHYLLUM FRUTESCENS / GREEN CLOUD TM / GREEN CLOUD TEXAS RANGER	3 GAL	24" HT	PER PLAN	FULL MATCHING, SYMMETRICAL
GRASSING COVERS	CODE	QTY	BOTANICAL / COMMON NAME				
			NOTES				
			CYNODON DACTYLON TIF 419 / BERMUDA GRASS				
			900				
	EP	900	ELONMUS COLORATUS / PURPLE WINTERCREEPER				
			1 GAL, 10" O.D., TRIANGULAR SPACING				
		PER PLAN	ROCK MULCH				
			4"-6" COLORADO RIVER ROCK W/ PERMEABLE WEEDMAT STAKED TO GRADE				



**Know what's below.
Call before you dig.**

(@ least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC SUBCONTRACTORS. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS IN THE SET OF DRAWINGS.



November 22, 2022

Cheryl Cole
Dallenbach Cole

Email: cheryl@dallenbachcole.com

RE: Storage at Craig Ranch Pkwy
Craig Ranch

Dear Cheryl,

The Design Review Committee (DRC) has approved with contingencies the above referenced Storage at Craig Ranch and Site plan as submitted. Review the following items that are made part of the approval.

1. Please submit landscaping plan prior to construction start.

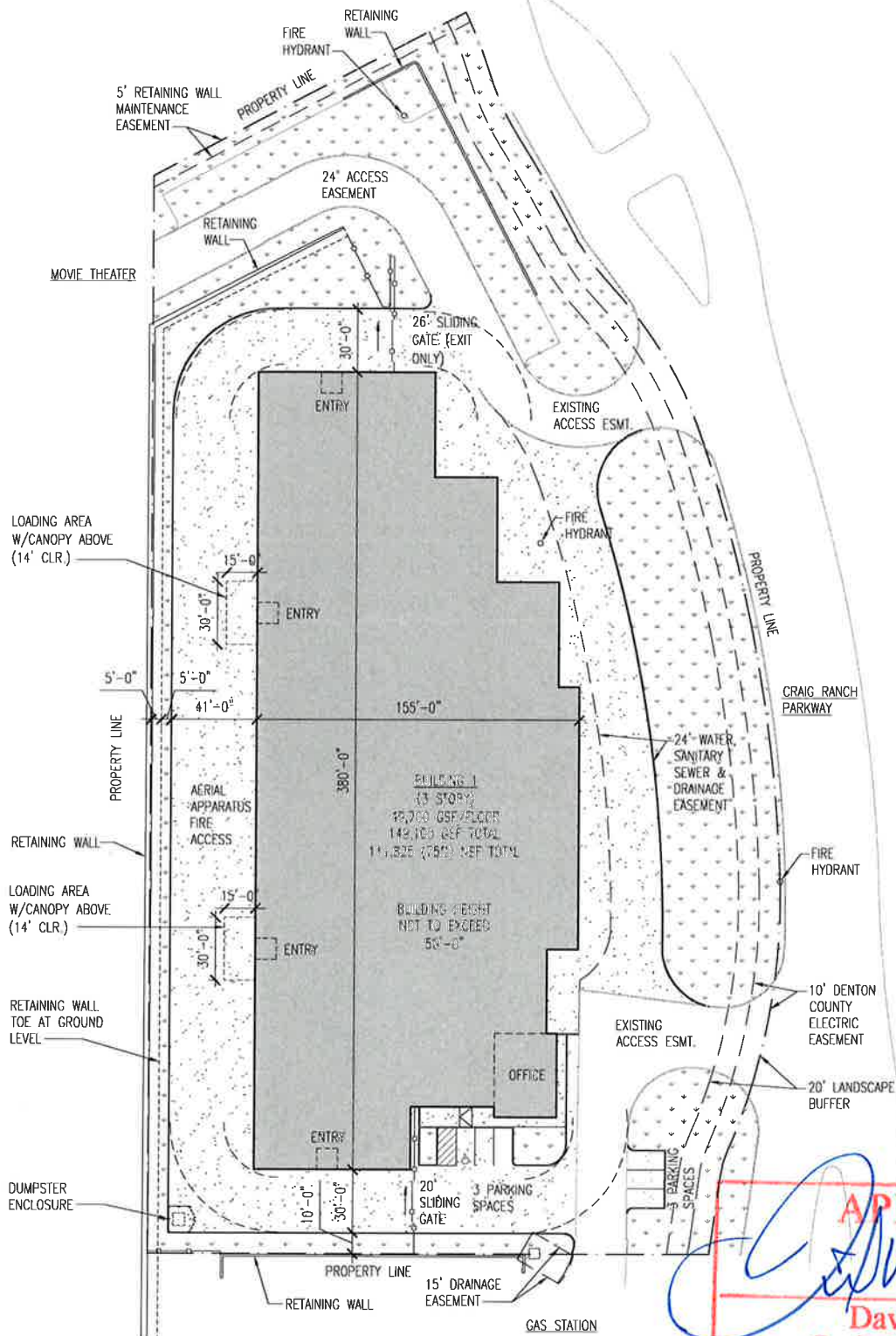
Of course if any substantial changes occur on the plans from what was submitted please resubmit for approval. Attached you will find the stamped plans that now have been approved as submitted.

Sincerely,

A handwritten signature in blue ink, appearing to read 'David H. Craig', with a long, sweeping horizontal line extending to the right.

David H. Craig
Craig Ranch Founder

Attachments; Elevations and site plan, materials



APPROVED

David H. Craig

David H. Craig
Craig Ranch Founder

11 / 29 / 2022

SITE PLAN
SCALE: 1" = 50'-0"

10.10.2022

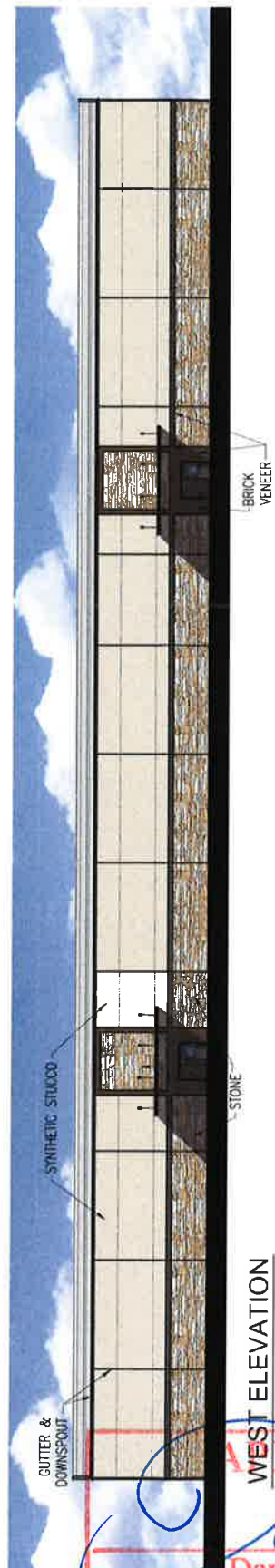
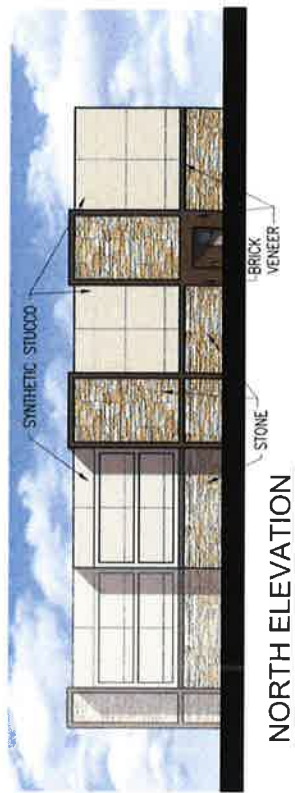
CRAIG RANCH STORAGE

McKINNEY, TX

THIS DOCUMENT IS NOT FOR REGULATORY
APPROVAL, PERMITTING, OR CONSTRUCTION.
JEFFREY S. DALLENBACH, AIA
TX REGISTRATION NO. 15128
CONCEPTUAL SITE PLAN HAS BEEN
DEVELOPED WITHOUT SURVEY, SETBACK,
EASEMENT, OR CIVIL ENGINEERING
INFORMATION.
DCA 2248

DALLENBACH-COLE
ARCHITECTURE

315 NINTH STREET - SUITE 1
SAN ANTONIO, TEXAS 78215
WWW.DALLENBACHCOLE.COM
P 210.493.2234



APPROVED

David Craig
Craig Ranch Storage Founder

11 / 29 / 2023

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

10.10.2022

CRAIG RANCH STORAGE

MCKINNEY, TX

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DCA 2249

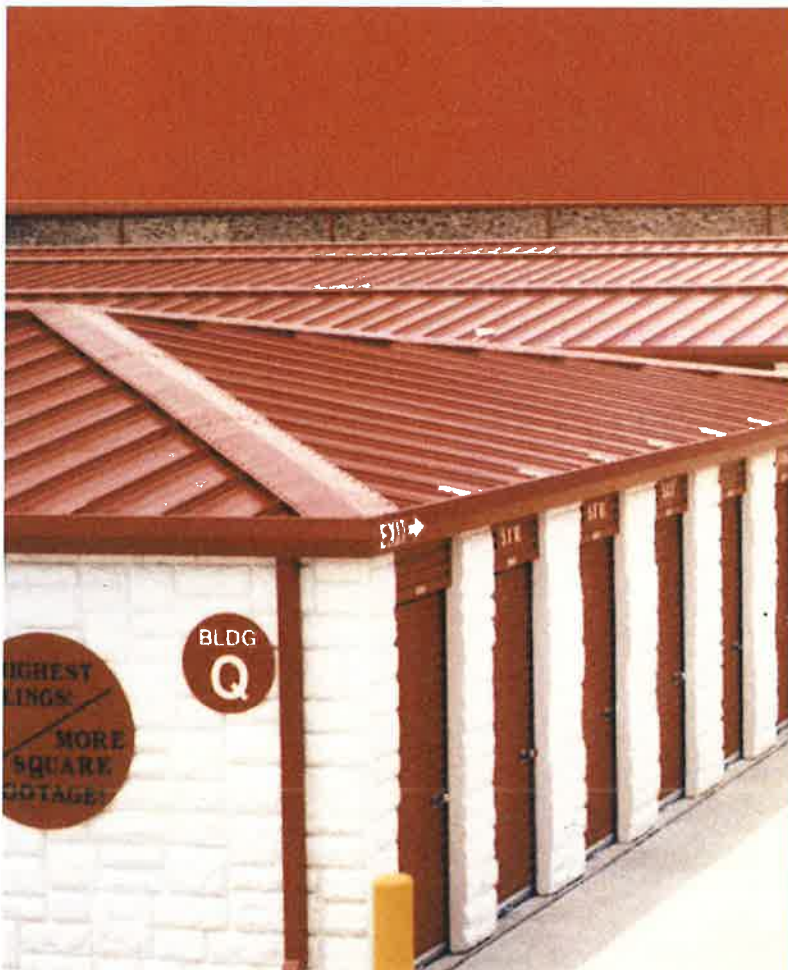
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WWW.DCA-ARCH.COM

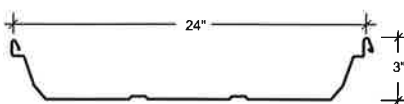
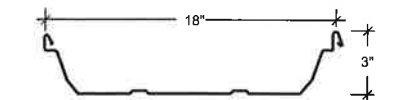


STANDING SEAM METAL ROOFING

ULTRA-DEK®



The Ultra-Dek® roof panel is a snap-together, trapezoidal leg standing seam roof system. Ultra-Dek® panels are available in 18" and 24" widths. Ultra-Dek® requires a minimum slope of ¼:12 and is ideal for industrial, commercial and architectural applications. Ultra-Dek® can be erected on various types of construction.



Features and Benefits:

- Begins and ends in the high, reducing the risk of leakage at the rake that can occur when finishing in the low.
- Low and high clips are available to allow for various thicknesses of insulation to be installed between the panels and purlins.
- Numerous UL 580 Construction rating are available, as well as UL 790, Class A for external fire, numerous roof assemblies for UL 263 for internal fire and the UL 2218 Class 4 impact rating.
- Ultra-Dek® carries Florida approval rating.

Product Specifications

- **Applications:** Roof
- **Coverage Widths:** 18", 24"
- **Minimum Slope:** ¼:12
- **Panel Attachment:** Concealed Fastening System; Low, High, Fix and Sliding

- **Gauges:** 24 (standard); 22
- **Finishes:** Smooth (standard); Embossed (optional)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic

