
CROSS ENGINEERING CONSULTANTS

131 S. Tennessee St.
972.562.4409

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McKinney, Texas 75069
Fax 972.562.4471

February 22, 2014
Job 16009

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

Attn: Mr. Brian Lockley, Director of Planning

Re: Site Plan – North Brook Addition

Dear Brian:

Please accept this Letter as our request for a Site Plan for Lot 1R-1, Block P of the Northbrook Addition. The property is located at 950 S Central Expressway the northwest corner of southbound service road for Hwy 75 and Northbrook Drive in the City of McKinney. The property is currently Zoned “C” – Planned Center and we are requesting to amend the Site Plan for a building expansion Project. It is the owner’s intent to expand the project under the Planned Center guidelines as outlined in the current ordinance. Two variance requests are outlined below. We appreciate your consideration of this request. We look forward to working with you on this project. Project details are summarized as follows:

- Subject property is 5.991 acres
- Subject property is currently Zoned “C” – Planned Center
- Existing Car Dealership with Parts and Service Center
- Building Expansion, Pavement and necessary utilities.

Variance Requests

- A variance request to allow for the screening of Bay Doors facing North Brook Drive. The Owner is proposing a screening device made up of a wrought iron fence with masonry columns along with a living screen as shown on the Site and Landscape plans attached.
- A variance request to allow for a portion of the landscape setback along Northbrook Drive be reduced to 10 feet near the corner of North Brook and HWY 75 service road. This is along an existing parking area approximately 135 feet in length. The required 20 foot setback will be provided at all other frontages. This portion of variance is approximately 135 feet along North Brook Drive as shown on the Site and Landscape plans attached.

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

CROSS ENGINEERING CONSULTANTS, INC.

Bill Perman

