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# CROSS ENGINEERING CONSULTANTS

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I N C O R P O R A T E D

**131 S. Tennessee St.** • **McKinney, Texas 75069**  
**972.562.4409** • **Texas P.E. Firm No. F-5935**

September 18, 2015

City of McKinney  
Planning Department  
P.O. Box 517  
221 N. Tennessee Street  
McKinney, Texas 75070

Attn: Brian Lockley  
Director of Planning

Re: Site Plan Review – Luxury Seniors at Craig Ranch  
CECI Project No. 15069

Dear Brian:

Attached please find the Site Plan Submittal for a Senior Living Apartment Complex. The property is located on the north east corner of Custer and Collin McKinney Parkway. The intent of the Owner is to develop the property to construct a 78,000 square foot apartment building. Project details are summarized as follows:

- Subject property is 7.896 acres
- The property is zoned PD-2006-02-018
- 78,000 square foot building, 163 Units
- Variance for enclosed parking requirements; requesting to reduce the required 50% enclosed parking to 30% enclosed parking. By reducing the number of garage spaces, the development intends to use the additional available green space to provide the residents with significantly enhanced exterior features and amenities including furnished courtyards and outdoor living areas as well as a community garden and an outdoor recreational area with shade structures. A list of proposed amenities includes:

Approved City Amenities:

- Fitness Center
- Library & Cyber Center
- Media Room
- Swimming Pool
- BBQ Grills with Covered Seating
- Putting Green
- Bocce Ball Court
- Four (4) Pool Cabanas (Covered Recreation Spaces)

Other Proposed Amenities:

- Family Room
- Salon
- Arts & Crafts Room
- Wellness Center

- Game Room
- Parlor
- Community Garden w/ Pavilion Seating
- Patio w/ Fire Pit
- Patio w/ Water Fountain Feature

- Anticipated P&Z meeting 9-08-015

Thank you in advance for your consideration with this matter. Please contact me if you have any questions or concerns.

Sincerely,

**CROSS ENGINEERING CONSULTANTS, INC.**



Casey McBroom  
Project Engineer