
CROSS ENGINEERING CONSULTANTS

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April 26, 2021

City of McKinney
Planning Department
221 N. Tennessee St.
McKinney, Texas 75069

Attn: Ms. Jennifer Arnold, Director of Planning

**Re: Site Plan
Dungan Street Parking Lot
Lots 1, 2A 2B 2C and 3, of the Andrews Addition**

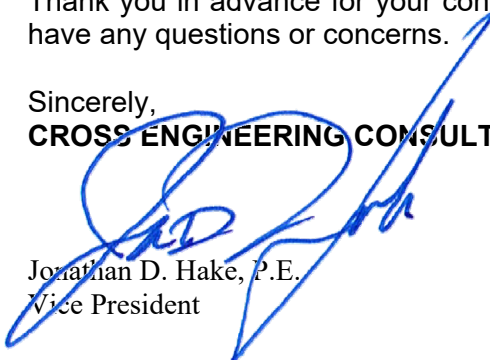
Dear Ms. Arnold:

Attached please find the Site Plan submittal for the Dungan Street Parking Lot. This is a 2.985-acre parking lot located at 400 E. Louisiana Street and also located to the South of Louisiana Street, to the North of Anthony Street, and to the West of the future Tupps Brewery. The development consists of 205 total parking spaces including 11 ADA spaces, 7 parallel spaces 152 angled spaces, and 35 standard spaces. The parking lot will be divided into two lots bisected by the Green Street Right-of-Way. Lot 1 is 1.607 acres with 108 total spaces and Lot 2 is 1.378 acres with 97 total spaces. The existing zoning for the subject property is McKinney Town Center (MTC). It is the intent of the owner and all consultants to construct a quality project within the standards set by the City of McKinney. Project details are listed in detail below:

- ... 400 E. Louisiana Street
- ... 2.985-acre Parking Lot
- ... Proposed Lot 1 – 1.607 acres with 108 parking spaces
- ... Proposed Lot 2 – 1.378 acres with 97 parking spaces

Thank you in advance for your consideration of the site plan. Please contact me if you have any questions or concerns.

Sincerely,
CROSS ENGINEERING CONSULTANTS, INC.



Jonathan D. Hake, P.E.
Vice President