
CROSS ENGINEERING CONSULTANTS

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March 6, 2018

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

Attn: Mr. Brian Lockley, Director of Planning

Re: Site Plan

**Lot 4R, Block B of the Parkside at Craig Ranch Addition
IBTX Corporate Headquarters Craig Ranch**

Dear Mr. Lockley:

Attached please find the Site Plan submittal for the new Independent Bank Headquarters building located on Lot 4R, Block B of the Parkside at Craig Ranch Addition. The property is located at the southeast intersection of Grand Ranch Parkway and Henneman Way in Craig Ranch. The scope of the project is to construct a 6-story office building and 5 story parking garage to serve Independent Bank and potential multi-tenant users. The total office building square footage is approximately 160,000 gross square feet over 6 levels, while the parking garage is 191,625 gross square feet over 5 levels.

As part of the site plan, we are requesting a variance to the requirement to provide three loading spaces within 25' of the building. We have proposed three loading spaces along the west side of the building near and in the service yard, one of which is meeting the distance requirement. Two of the loading spaces do not meet the distance requirement, approximately 72' and 75' from the building. The loading spaces have been located to best serve the facility. All three loading spaces have been located on the service side of the building which is the west side. The first space is located directly adjacent to the building. The second loading space is located directly across the fire lane from the first loading space. Due to the dumpster location, this is the closest to the building the second loading space could be located. The third loading space is located within the service yard. This loading space has been located in the service yard to provide an area for service vehicles to park for equipment maintenance.

In addition, we are also requesting a variance to the maximum height of a screen wall. We are requesting to increase the maximum screen wall height of 8'-4" to 10' for the screen wall around the service yard. The additional height is being requested in order to screen the emergency generator. The emergency generator is 9'-6" tall. The emergency generator is unsightly and the additional height is being requested to screen the emergency generator from the surrounding area.

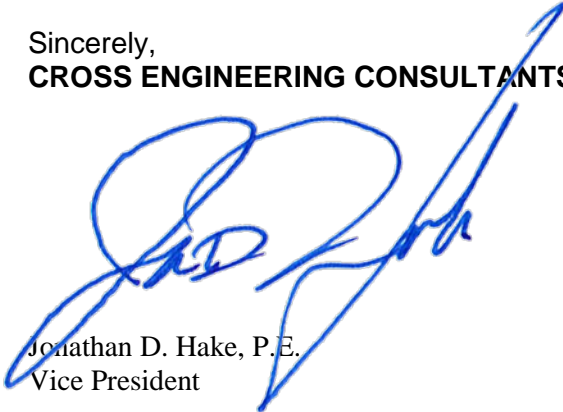
It is the intent of the owner and all consultants to construct a quality project within the standards set by the City of McKinney and Craig Ranch. Project details are listed in detail below:

- Lot 4R, Block B Parkside at Craig Ranch Addition
- 10.423 Acres
- Intersection of Grand Ranch Parkway and Henneman Way
- Variance request to locate loading zone greater than 25' from the building.
- Variance request to increase screen wall height to 10'.

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.

A handwritten signature in blue ink, appearing to read 'JD Hake', is written over the printed name and title. The signature is fluid and stylized, with a long, sweeping underline that extends to the right.

Jonathan D. Hake, P.E.
Vice President