
CROSS ENGINEERING CONSULTANTS

131 S. Tennessee St.
972.562.4409



McKinney, Texas 75069
Fax 972.562.4471

August 30, 2017
Rev. September 25, 2017

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

Attn: Mr. Brian Lockley

Re: Zoning – Cross Timbers Addition

Dear Mr. Lockley:

Attached please find the Zoning submittal for a 6.888 acre tract located at 1301 N. Custer Road. The property is currently an existing Vet Clinic with the remainder vacant. The Owner is currently platting the property to subdivide to sell the business on Custer Road while maintaining ownership of the vacant parcel. The Owner is requesting C-2 zoning on the existing Vet Clinic with it remaining in operation. The remainder of the property is being requested to be zoned C-1 to allow the highest and best uses possible for property with no frontage to a roadway. It is the intent of the owner and all consultants to construct a quality project within the standards set by the City of McKinney for Building and Engineering Design. Project details are listed in detail below:

- Subject Property is 6.888 total acres.
- Property is currently Zoned AG.
- Property is located at 1301 N. Custer Road.
- No variances to the City of McKinney ordinances are being sought at this time.
- A Conveyance Plat has been submitted to match the rezoning boundaries reflected on the exhibit.

Thank you for your consideration of this Zoning request. Please call if you have any questions.

Sincerely,
CROSS ENGINEERING CONSULTANTS, INC.

Dwayne Zinn
Project Manager