
CROSS ENGINEERING CONSULTANTS

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June 20, 2016

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

Attn: Mr. Brian Lockley

Re: Site Plan – 205 Louisiana Building

Dear Mr. Lockley:

Attached please find the Site Plan submittal for the 205 Louisiana Building. The 0.348 acre site is located at the southeast corner of West Louisiana Street and Church Street. The property is currently vacant and serves as a gravel parking lot on the western half. The owner intends to construct a three story building, with the lower level serving as a parking garage. The first floor will serve as Office and Retail use and the upper story will be for office and hotel use. 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 0.348 total acre.
- Property is Zoned MTC – McKinney Town Center.
- Property is located at the southeast corner of West Louisiana Street and Church Street.
- A variance is being requested to allow the underground parking garage entrance to be open to Louisiana Street.
- To create the drive entrance, one public parking spot will be lost to create visibility space for entering and existing vehicles.
- The subject tract development will be constructed with minor improvements to the pedestrian areas along both streets.

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

Sincerely,
CROSS ENGINEERING CONSULTANTS, INC.

Dwayne Zinn
Project Manager