
CROSS ENGINEERING CONSULTANTS

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December 21, 2016

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

Attn: Mr. Brian Lockley, Director of Planning

Re: Zoning Request
1202 W. University Drive
Lot 2, Block 3 of the Black and Smith Addition

Dear Mr. Lockley:

Attached please find the Zoning Submittal for Lot 2, Block 3 of the Black and Smith Addition located at 1202 W. University Drive. The subject property is 0.261 acres in size and is located at the northeast corner of W. University Drive and West Way. The property is currently zoned RS-60 and we are requesting to rezone the property to SO Suburban Office. We are requesting to rezone the property in order to convert the existing home into an office. The existing house fronts on W. University Drive which is a six lane divided thoroughfare more suited for commercial uses and not residential uses. In addition, our neighbor to the east as well as the properties on the south side of W. University Drive have undertaken similar zoning requests and are currently operating as commercial businesses. This request will bring the property into alignment with the surrounding properties. Project details are summarized as follows:

- 1202 W. University Drive
- Lot 2, Block 3 of the Black and Smith Addition
- 0.261 Acres
- Existing Zoning RS-60
- Proposed Zoning SO Suburban Office
- Anticipated P&Z meeting January 10, 2017.

Thank you in advance for your consideration of this zoning request. Please contact me if you have any questions or need any additional information.

Sincerely,

CROSS ENGINEERING CONSULTANTS, INC.



Jonathan D. Hake, P.E.
Vice President