
CROSS ENGINEERING CONSULTANTS

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June 27, 2022

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

Attn: Ms. Jennifer Arnold, Director of Planning

**Re: Zoning Submittal
Underdog Kennels
Lot 1, Block A of the Aero Country East Addition**

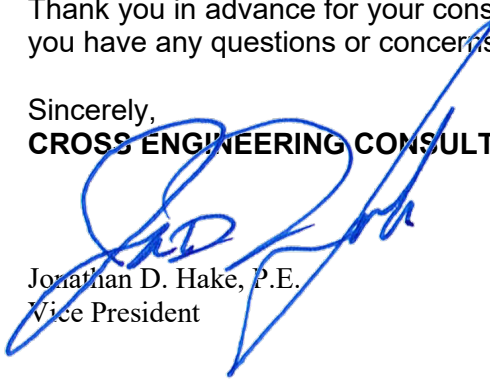
Dear Ms. Arnold:

Attached please find the Zoning submittal for Underdog Kennels. Underdog Kennels is a proposed pet kennel with outside runs located at 9446 Virginia Parkway. The project site is a 2.481 parcel located on Lot 1, Block A of the Aero Country East Addition. As part of the development, the Owner is proposing to subdivide the property with Underdog Kennels being located on the western 1.488 acres and the eastern 0.993 acres being subdivided for future use. The existing zoning on the property is PD2008-11-106. The existing PD has a base zoning of BN – Neighborhood Business District. We are requesting a new planned development district which closely follows the BN district standards with the addition of a pet kennel with outside play area as an allowed use for Tract 1. We are proposing for Tract 2 to keep most of the allowed uses within the BN district. 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:

- Site Address: 9446 Virginia Parkway
- 2.481 Acres located on Lot 1, Block A of the Aero Country East Addition
- Existing Zoning: PD2008-11-106
- Proposed Zoning PD per the attached Development Regulations with Pet Kennel with Outside Play Area as an allowed use

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

Sincerely,
CROSS ENGINEERING CONSULTANTS, INC.



Jonathan D. Hake, P.E.
Vice President