
CROSS ENGINEERING CONSULTANTS

131 S. Tennessee St.
972.562.4409

• McKinney, Texas 75069
• Fax 972.562.4471

April 29, 2013

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

RECEIVED

By Kathy Wright at 4:59 pm, Apr 29, 2013

Attn: Mr. Michael Quint, Director of Planning

Re: Zoning Request – Lot 2 Craig Children Trust Addition

Dear Mr. Quint:

Attached please find the zoning request submittal for Lot 2 of the Craig Children Trust Addition, located near the northeast intersection of Lake Forest Drive and Fieldcrest Drive. The 1.508 acre lot is located on Lot 2, Block A of the proposed Craig Children Trust Addition. We request to modify the existing PD Ordinance No. 2010-06-016 to add Day Care as an allowable use on Lot 2. The proposed development, with the new PD zoning designation will adhere to and/or exceed the landscaping requirements. Currently required in the existing PD is 1 tree per 40 lf of frontage, with the revised PD we will provide 1 tree per 30 lf of frontage. In addition, we are proposing a solid fence along the eastern edge of the proposed play yard. The hours of operation of the day care are 6:30 AM to 7:30 PM Monday through Friday. Lastly, the backyard lighting will meet the City of McKinney Lighting Ordinance of a maximum of 0.25 foot candles at the property line. 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:

- The subject property is 1.508 Acres
- Request to add Day Care to the allowable Uses
- Enhanced landscaping at 1 tree per 30 lf of frontage
- The target Planning & Zoning Commission Date is May 14, 2013
- The target City Council date is June 4, 2013.

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

Sincerely,

CROSS ENGINEERING CONSULTANTS, INC.



Jonathan D. Hake
Project Manager