
CROSS ENGINEERING CONSULTANTS

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January 25, 2017

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

Attn: Mr. Brian Lockley, Director of Planning

Re: Zoning Request – 1720 W Virginia St

Dear Brian:

Attached please find the Zoning Exhibit for Lot 4, Block A Virginia Center Addition. The property is located at 1720 W Virginia Street. The Property is currently Zoned PD 2007-06-061. We would like to request straight zoning to “SO” - Suburban Office District for the development of a 5,000 sf Office building. We are requesting Suburban Office District in order to maximize our building area and utilize the 5,000 square foot pad that is available. The setback requirements in “SO” - Suburban Office District allow us the space to achieve this and still respect our surrounding properties. 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 0.416 acres.
- The subject property is currently zoned PD 2007-06-061.
- The proposed Zoning Request is Suburban Office (SO).
- The proposed use is for a 5,000 SF office.

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

Sincerely,

CROSS ENGINEERING CONSULTANTS, INC.

WR Perman
Bill Perman
Project Manager