
CROSS ENGINEERING CONSULTANTS

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January 18, 2018

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

Attn: Mr. Brian Lockley, Director of Planning

Re: Site Plan
HUB 121 – Craig Ranch
NWC SH 121 and Alma Road

Dear Mr. Lockley:

Attached please find the Site Plan Submittal for Lots 1 and 6, Block B of the Parkside at Craig Ranch Addition. The property is located at the northwest corner of State Highway 121 and Alma Road. As part of the site plan process, we are requesting two variances. The two variances we are requesting are to have the loading zones greater than 25' from the building and to reduce the landscape buffer along Henneman Way to 15'. We are requesting a reduction to the Henneman Way landscape buffer in order to maintain a consistent edge with the proposed multi-family project to the west. Per the PD, the multi-family tract to the west has a required 15' landscape buffer. Project details are summarized as follows:

- Lot 1 is 2.15 acres comprised of 2 buildings totaling 17,700 square feet. The intended uses for these structures are retail and restaurant uses.
- Lot 6 is 8.07 acres comprised of 4 buildings including a music pavilion, totaling 56,200 square feet including the patios and roof decks. The intended uses are restaurant for the three clustered buildings around the pavilion and retail type uses for the 3,200 square foot building along SH 121.
- Request variance to landscape buffer along Henneman Way.
- Request variance for loading zones to be located greater than 25' from the building.

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

Sincerely,

CROSS ENGINEERING CONSULTANTS, INC.



Jonathan D. Hake, F.E.
Vice President