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# CROSS ENGINEERING CONSULTANTS

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March 21, 2022  
Rev. Nov 1, 2022

City of McKinney  
Planning Department  
1720 W. Virginia St.  
McKinney, Texas 75069

Attn: Ms. Jennifer Arnold, Director of Planning

**Re: Site Plan**  
**707 N. McDonald Retail**

Dear Ms. Arnold:

Attached please find the Site Plan submittal for 707 N. McDonald Retail. 707 N. McDonald Retail is a 0.36-acre commercial development located at 707 N. McDonald Street. The development consists of a single-story convenience store. The existing zoning for the subject property is BN – Neighborhood Business. It is the intent of the owner and all consultants to construct a quality project within the standards set by the City of McKinney. Project details are listed in detail below:

- 707 N. McDonald Street
- 0.36-Acre Commercial Development
- Proposed one story convenience store
- Zoning is BN – Neighborhood Business
- A variance is being sought to allow for a 10' wide Landscape buffer on both road frontages, to allow for the required parking, due to the small size of the tract. The 10' landscape buffer fits other business buffers in this area, and will have no adverse impacts on surrounding properties.

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.**



Dwayne Zinn