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# CROSS ENGINEERING CONSULTANTS

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October 20, 2011

City of McKinney  
Planning Department  
P.O. Box 517  
221 N. Tennessee Street  
McKinney, Texas 75070

Attn: Jennifer Cox  
Director of Planning

Re: SUP – LINFER Retail Center  
CECI Project No. 10023

Dear Jennifer:

Attached please find the SUP request for LINFER Retail Center. The property is located between McDonald Street (S.H. 5) and Wilcox Street, South of Anthony Street and north of Standifer Street. The intent of the Owner is to construct a retail building and a restaurant building with drive through service. Project details are summarized as follows:

- Subject property is 1.189 acres
- Subject property is Zoned BN.
- Target Planning & Zoning Commission date is October 25, 2011
- Target City Council date is November 15, 2011

A variance is being requested to allow the restaurant building to have a drive through service. We are also asking for a variance to allow the site plan to run concurrently with the SUP package. We accept the fact that the site plan could only receive a conditional approval based on the outcome of the SUP. A variance is also being requested to allow a 10' wide Landscape Setback along McDonald Street to match others in the area. There is more than adequate area for landscaping at the north end due to 30' corner clip landscape setbacks. Trees will also be planted between this development and the houses on the south side.

Thank you in advance for your consideration with this matter. Please contact me if you have any questions or concerns.

Sincerely,

**CROSS ENGINEERING CONSULTANTS, INC.**



Dwayne Zinn  
Project Manager