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# CROSS ENGINEERING CONSULTANTS

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I N C O R P O R A T E D

**131 S. Tennessee St.**  
**972.562.4409**

• **McKinney, Texas 75069**  
• **Texas P.E. Firm No. F-5935**

August 25, 2014

City of McKinney  
Planning Department  
221 N. Tennessee Street  
McKinney, Texas 75069

Attn: Michael Quint  
Director of Planning

Re: Zoning request – Eldorado-Custer Addition  
CECI Project No. 15029

Dear Michael:

Attached please find the Zoning Submittal for Lot 1R3, 2 and 3, Block A, Eldorado-Custer Addition, as well as Tract 2 out of the J.J. Naugle Survey (Unplatted parcel at the southeast corner of Eldorado Parkway and Custer Road). The properties are located on the east side of Custer Road, approximately 650 feet north of Stonebridge Drive to Eldorado Parkway. The intent of the Owner is to rezone the property to construct retail shops, a retail anchor and restaurant space. It is the intent of the owner to request straight zoning, but adhere to the existing standards set forth by Stonebridge Ranch. Owner is seeking C-2 to allow the greatest flexibility in both the retail and restaurant spaces. Project details are summarized as follows:

- Subject property is 7.0308 acres
- The property is zoned PD 2003-02-15, PD 2003-11-103, PD 2003-11-104 and BN
- The proposed zoning is C-2.
- The target Planning and Zoning hearing is May 26, 2015.
- The target City Council meeting is June 16, 2015.

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