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# CROSS ENGINEERING CONSULTANTS

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McKinney, Texas 75069  
Fax 972.562.4471

December 19, 2017

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

Attn: Mr. Brian Lockley, Director of Planning

**Re: Site Plan Request – Paradigm Roofing**

Dear Brian:

Please accept this letter as our request for a Site Plan for Paradigm Roofing in McKinney, Texas. The project is located along the south side of McKinney Parkway approximately 480 feet east of Hwy 5. The Property is currently Zoned ML. The Property is currently platted as Lot 13, Block B, Metro Industrial Park No 2. This development will include the addition of an 11,633 square foot Office Building and roofing warehouse along with associated parking, grading, drainage and utilities. The owner would like to request a variance to the screening requirements, Sec. 146-132 Fences, walls, and screening requirement. The owner would like to request a living screen to screen the bay doors from the adjacent right of way. The owner is proposing 36 inch Sweet Viburnum at planting and growing to a mature height of 6-10 feet. It is our opinion that this will be sufficient to screen the side doors and that a living screen will look more natural. Over time the adjacent lots will develop, thus blocking the bay doors from view at the public right of way. 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 1.00 acres.
- The subject property is currently ML.
- The proposed use is for an office building and roofing supply warehouse.
- Lot 13 Block B, Metro Industrial Park No 2
- Request for variance to the screening requirements

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

Sincerely,

**CROSS ENGINEERING CONSULTANTS, INC.**

*WR Perman*

Bill Perman

Project Manager