
CROSS ENGINEERING CONSULTANTS

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

June 24, 2015

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

Attn: Michael Quint
Director of Planning

Re: Site Plan Review – Medical Office Building
CECI Project No. 15047

Dear Michael:

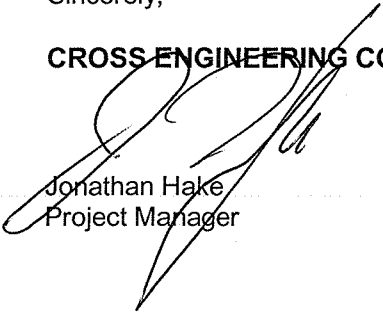
Attached please find the Site Plan Submittal for a Medical Office Building. The property is located on the east side of Lake Forest Drive approximately 1,000 feet south of W. University (U.S. Highway 380). The intent of the Owner is to develop the property to construct a 12,000 square foot building for medical office purposes. Project details are summarized as follows:

- Subject property is 2.609 acres
- The property is zoned PD 10-06-016
- 12,000 square foot building
- The tract was planned to develop in two phases.
- This is Phase two of the development
- Variance for screening requirements is being requested in the rear of the Property. Proposing Eastern Red Cedars as screening.
- Variance request for loading space to be located further than 25' from the building.

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.



Jonathan Hake
Project Manager

RECEIVED

By Planning Department at 1:36 pm, Jun 25, 2015