

---

---

# CROSS ENGINEERING CONSULTANTS

---

---

131 S. Tennessee St.  
972.562.4409

•  
•

McKinney, Texas 75069  
Fax 972.562.4471

February 22, 2019

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

Attn: Jennifer Arnold, Director of Planning

**Re: Site Plan – 1207 N. Tennessee Street**

Attached please find the Site Plan submittal for the 1207 N. Tennessee Street project. The 0.222 acre site is located on the west side of N. Tennessee Street, address 1207 N. Tennessee Street. The intent of the Owner is to develop the property and construct a 1,750 square foot retail building. The subject property is currently zoned BN (Neighborhood Business District).

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:

- Subject Property is 0.222 acres
- Property is located on the west side of N. Tennessee Street, address 1207 N. Tennessee Street
- Current Zoning is BN (Neighborhood Business District)
- 1,750 S.F. Retail Building
- Request a variance to reduce the landscape buffer along N. Tennessee Street from 20 feet to 10 feet. This additional space is necessary in order to provide adequate vehicle maneuvering room and enough parking spaces for the site.
- Request a variance to reduce the driveway radii from 30' to 20'. There is no onsite fire lane, and reducing the radii is necessary in order to fit enough parking spaces to serve the site.

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

Sincerely,

**CROSS ENGINEERING CONSULTANTS, INC.**



Casey McBroom, P.E.  
Project Engineer