
CROSS ENGINEERING CONSULTANTS

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McKinney, Texas 75069
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May 23, 2012

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

Attn: Mr. Michael Quint

Re: Zoning Change Request – Honey Creek Addition

Dear Mr. Quint:

Please find this Letter as our request for Zoning Change from AG to PD on the following Property. 4.5069 Acres at the Northeast corner of Country Club Road (FM 1378) and Nature Place located within the City of McKinney's City Limits. We would also like to Zone the remainder 1.4431 acres to PD which is currently being annexed into the City. It is the owner's intent to develop the entire 5.95 acre property using the RS-84 guidelines as outlined in the current ordinance as the base Zoning. Project details are summarized as follows:

- Subject property is 5.95 acres
- Subject property is currently zoned AG
- Owner requests Zoning & Rezoning to PD
- 20 foot Front Setbacks
- 15 foot Rear setbacks
- Modified Sideyard for Lot 8
- Maximum Density 2.4 units per acre
- Enhanced Quality - Planting of Trees (2-6" Trees per Lot or 3-4" Trees Per Lot)
- Target Planning & Zoning Commission date is May 28, 2013
- Target City Council date is June 18, 2013

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

Sincerely,

CROSS ENGINEERING CONSULTANTS, INC.

Bill Perman
Project Manager