
CROSS ENGINEERING CONSULTANTS

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February 4, 2011

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

Attn: Ms. Jennifer Cox

Re: Minor RePlat – Shops at Eagle Point Lots 1R1 &3, Block A

Dear Ms. Cox:

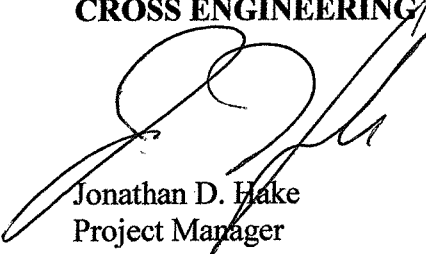
Attached please find the Minor RePlat submittal for Zippy's Express Wash, located near the southwest intersection of U.S. 380 and Custer Road. The proposed development is an approximately 3,800 square foot car wash. The site is located on a portion of Lot 1R, Block A of the Shops at Eagle Point Addition. As part of this project Lot 1R will be subdivided into two lots by replat. 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:

- A single 3,800 car wash development
- The property is located near the southwest intersection of U.S. 380 and Custer Road.
- Subject Property is 14.15 acres located on Lot 1R of the Shops at Eagle Point.
- Subdividing existing 14.15 acre lot into 2 lots.
- The subject property is zoned planned development.
- The target Planning & Zoning Commission Date is March 13, 2012.

Thank you for your consideration of this Minor RePlat. Please call if you have any questions.

Sincerely,

CROSS ENGINEERING CONSULTANTS, INC.



Jonathan D. Hake
Project Manager