



April 1, 2026

City of McKinney  
Planning Department  
401 E. Virginia Street  
McKinney, Texas 75069

**Re: Site Plan Submittal  
Crunch Fitness McKinney East  
1707 W University Drive  
Lot 1R, Block A of the Heritage Addition**

Attached please find the site plan submittal for the Crunch Fitness McKinney East project. Crunch Fitness is proposing to re-develop the existing Kroger building located at 1707 W. University Drive. The intent is to update the interior of the existing building for a Crunch Fitness and add additional parking in the existing open space south of the existing parking. Project details are listed below:

- 1707 W. University Drive
- Lot 1R, Block A of the Heritage Addition
- 6.03-Acres
- Existing 219 parking spaces, proposed 131 parking spaces for a total of 350 spaces.
- Existing Zoning – PD

Please contact me if you need any additional information.

Sincerely,  
**CROSS ENGINEERING CONSULTANTS, INC.**



Jonathan D. Hake, F.E.