



June 30, 2026

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

Attn: Mr. Lucas Raley, Director of Planning

**Re: Site Plan Submittal for
Henry Street Dwellings, Lot 2, Block A, Summit Partners Addition**

Dear Mr. Raley:

Attached please find the Site Plan request for the Henry Street Dwellings project located on the north side of Henry Street, between South Bengé and South Church Street. The proposed project is for two 2-story buildings which will each be 4,225 sf in size (8,450 sf total). A design exception is requested for installing a screening device along a shared property line with a single-family adjacency. The single-family home already has an existing wooden fence that is not on the property line. Installing an additional screening device would create a space that is not easily maintainable. It is proposed to provide shrubs along the property line to help enhance the existing screening device. A second design exception is requested to permit gable roofs of a pitch lesser than 5/12, and for porch roofs of a pitch lesser than 3/12. It is the intent of the owner and all consultants to construct a quality project within the standards set by the City of McKinney. Project details are listed in detail below:

- North Side of Henry Street, between South Bengé and South Church Street
- Lot 2, Block A, Summit Partners Addition
- 0.327 Acres
- 2 - 4,225 sf Multi-Family Developments

Thank you in advance for your consideration of the Site Plan request. Please contact me if you have any questions or concerns.

Sincerely,
CROSS ENGINEERING CONSULTANTS, INC.

A handwritten signature in blue ink, appearing to read "Casey McBroom", is written over the printed name.

Casey McBroom, P.E.