



March 24, 2025

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

Attn: Ms. Jennifer Arnold, Director of Planning

**Re: Rezone Request for  
Hugs Training Academy and Cafe**

Dear Ms. Arnold:

We'd like to request a zoning change for 0.983 acres and Part of Block 5 of the Andrews Addition, which is located at the northeast corner of Green Street and Andrews Street. A PD district is being requested to allow for a future location for Hugs Café, Inc.'s training academy and café. The proposed project is a 2-story building which will contain a full-size training kitchen, classroom spaces, as well as office and flex space to be used in other training exercises to be determined. It will also provide a small café that will serve food and beverages like the current downtown location. Upon completion, the existing downtown café will be relocated to this new location. The property is currently zoned RS60 Single Family Residence with the TMN Traditional McKinney Overlay, as well as HSA Historically Significant Area. The Hug's Training Academy has the unique opportunity to bring workforce training and education to individuals that may not have access to such training otherwise. This academy will educate and train in several areas of restaurant operations such as food prep, cooking, and wait staff. This location will cater to both local and out of town students. In addition to restaurant-style training, the Hug's Academy can also accommodate other workforce avenues as the needs present themselves. Additional perimeter canopy trees are proposed along the north and east property lines. The development will also provide enhanced landscaping in front of the building while keeping the feel of urban design in locating the parking behind the building. Canopy trees will be planted at a rate of 1 per 30 linear feet, and evergreen shrubs are proposed around the dumpster enclosure. A 300-sf garden is proposed near the front entry, as well as additional evergreen shrubs along the south building façade. It is the intent of the owner and all consultants to construct a quality project within the standards set by the City of McKinney.

Thank you in advance for your consideration of this rezone request. Please contact me if you have any questions or concerns.

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

Casey McBroom, P.E.

