

KRG CIVIL ENGINEERS, INC.

Specializing in Land Development

September 12, 2017

Ms. Danielle Quintanilla
City of McKinney Planning Dept.
221 N. Tennessee St.
McKinney, Texas 75069

Re: Letter of Intent for a Site Plan and Variance Request of Lot 6, Block A of the Lake Forest Crossing Addition, McKinney.

Dear Ms. Quintanilla:

Please accept this letter as evidence of our intent to file a Site Plan for Lot 6, Block A of the Lake Forest Crossing Addition at the southeast corner of Lake Forest Drive and Highlands Drive in McKinney.


This site currently consists of one lot totaling 1.756 acres of land with 0.95 acres useable and is part of the Lake Forest Crossing Addition in the City of McKinney with an existing zoning of PD Ordinance#2014-01-001.

Lot 6, Block A is proposed to be an 8,328 square foot Medical Office building development with a base zoning of "O-1" Neighborhood office District.

Also, we would like to request a variance to the City of McKinney's Development Code requiring a screening device adjacent to residentially zoned uses. An existing pond is located adjacent to the residential area. The property line of the subject tract falls within the pond area and there is an erosion hazard setback near the building. In lieu of the screening required by code, we are proposing live screening within and adjacent to the erosion hazard setback line using 17, 3" caliper Eastern Red Cedar trees, in addition to the required landscape buffer trees, to be placed on the easterly side of the building as shown on the proposed landscape plan. We believe that this screening is more maintainable due to the fact that a wall is more likely to lean or fall over due to the erosion potential at this location, thus the reason for the requested change.

We respectfully request to be added to the next available P&Z agenda. We look forward to working with City staff toward the successful completion of this medical office development.

Sincerely,
KRG Civil Engineers, Inc.


Kelvin R. Gomez, P. E.
President

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