



August 27, 2012
PI No: 1528-12-042

Mr. Michael Quint
CITY OF MCKINNEY
221 N. Tennessee Street
McKinney, Texas 75069

Parcel - PF
- 1017 + 1080 Addn.

Re: ELDORADO & ALMA OFFICE
SWC Eldorado Parkway & Alma Drive
McKinney, Texas

Dear Mr. Quint:

The subject property is located on the south side of Eldorado Parkway, between Alma Drive and Willow Grove Boulevard. This lot is currently part of an addition known as Parcel 1017-1018 as defined by the original plat. The site consists of 5.723± acres of land with an existing PD (Planned Development) zoning. The associated ordinance and revisions are as follows:

Ordinance 1621, modified by PD 05-11-114.

The Preliminary-Final replat request is to subdivide the 5.723± acre tract into two lots to allow the sale and transfer of one of the properties. This subdivision will result in one lot of 1.345± acres and the other being 4.378± acres.

The proposed use will be medical offices. There will be multiple phases for the development of the overall tract. Phase 1 will be composed of the construction of a medical office building with an area of approximately 11,440 square feet. The Phase 1 office building will be constructed on the 1.345± acre lot described in the Preliminary-Final replat.

Additionally, we are also submitting an access management plan for the City's consideration. The proposed lot layouts were calculated to provide room for the planned medical office building, while allowing space for ample parking. The access points shown were designed to provide safe, convenient access to all proposed and future lots. We are proposing one access point on Willow Grove Boulevard, two on Eldorado Parkway (sufficiently spaced from the intersection with Alma Drive to avoid any inhibition of traffic flow rates,) and one access point on Alma Drive. Further, we are proposing to construct a left turn lane in the median for westbound traffic on Eldorado Parkway.

We also hereby request a variance from the City's access management policy to allow the access point on Alma Drive. The City currently requires a spacing of 260 feet from the cross street projected curb line to the edge of pavement of the driveway. Since the subject property is only 275 feet wide from the edge of pavement on Eldorado Parkway to the southern property line, we feel that a variance is warranted. The proposed design mirrors the existing access point to the lot across Eldorado Parkway, on the northwest corner of Eldorado and Alma Drive.

In addition to providing better access and circulation to the businesses which develop on this lot, an access point on Alma Drive will enhance safety by providing a point of entry for emergency response teams.

Lastly, we are submitting a construction tree permit application. Although there are some small trees on the site, none of the trees are protected; therefore, we will submit a tree survey to accompany the application.

Please accept this application for the September 25, 2012 Planning and Zoning Commission.

If you have any questions regarding the above items, or need any additional information, please call me at your convenience. We appreciate this opportunity to work with you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rhett Dollins', written over a faint, illegible typed name.

Rhett Dollins, PE, PTOE

RND/mdl
1528-12-042/Eldorado & Alma - LOI

cc: Mr. Scott Rohrman – Hunter Alma Eldorado, LP