



# J. VOLK CONSULTING, INC.

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June 13, 2011

This letter was received by the  
Planning Department on June  
21, 2011.

Abra Nusser  
Planning Department  
City of McKinney  
221 N. Tennessee Street  
McKinney, Texas 75070

## RE: Letter of Intent - Pecan Park Amenity Center

Dear Abra,

As per the requirements of your Site Plan Requirements Checklist, we are submitting this Letter of Intent for Pecan Park Amenity Center. We offer the following information for your consideration:

### Site Data

Subject Property Area	1.80 acres / 78,299 SF
Current Zoning	PD-Townhome (Ord. 2002-05-038, 2003-01-007 & 2006-05-054)
Proposed Use	Neighborhood Pool
Project Location	Southwest corner of Mesquite Drive and Pecan Knoll Drive
Proposed Building Area	680 SF Restroom Building
Phasing	Single phase project

### Screening Variance

Please note that we are requesting a variance to the requirement to provide a screening device to the residential adjacency along the southwest boundary of the development. Our justification for this request is as follows:

- The flood plain is approximately 150 wide, which will place the nearest homes to the pool area approximately 200 feet away.
- The creek area is heavily wooded and during the summer months when the facility will be in use, there is zero visibility across the creek.
- Even during the winter months when there is less foliage, the amount of trees and vegetation are such that visibility is quite obscured.
- The amenity center building will be a very attractive structure with a style indicative of a residential architecture.

Please refer to the attached photographs. These are taken from the open space area generally in the direction of the creek area.

Per your planning application submittal calendar, we are requesting that this case be heard before the Planning & Zoning Commission on June 28, 2011.

We appreciate your assistance with this matter.

Sincerely,

**J. VOLK CONSULTING, INC.**

A handwritten signature in blue ink, appearing to read "Jay Volk".

Jay Volk, P.E.  
President

cc: Dusty Dellinger, Scott Communities Builders, L.P.

## Pecan Park Amenity Center



Aerial photo taken during winter months; distance from amenity center site to future lots southwest of creek will be a minimum of 200 feet



Photo of creek area taken near pond just west of amenity center site during winter showing dense trees and vegetation obscuring visibility across creek



Recent photo of creek area