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September 11, 2019

City of McKinney
Planning Department
P.O. Box 517
McKinney, Texas 75069

Re: PLAT 2018-0070
Letter of Intent requesting a variance in the approval of Record Plat

Dear Planners:

My client is requesting a variance to the requirement that landscaping within the landscape buffer along Stewart Road within Block G be completed prior to the approval of a record plat. In lieu thereof, my client proposes that the installation of the landscaping within such buffer area be a condition for the issuance of a green tag, or letter of acceptance, for any residential structure on Lots 1-5, Block G. Excluded from the requested variance is the screening fencing along Stewart Road, which will be completed prior to approval of the record plat.

In support of the requested variance, the owner submits that the Block G common area immediately north of Lots 1-5, Block G, is being utilized as a tree farm to store quality trees removed during the development of the lots within Meridian at Southgate, some of which trees are intended to be utilized as canopy trees within the common area landscape buffer and the balance replanted within the development. In order to complete the installation of trees within the landscape buffer of Block G, virtually all of the trees within the tree farm will have to be removed and stored in another location within the development, which activity will adversely impact the owner's efforts to date to save and relocate those trees, as well as duplicate costs.

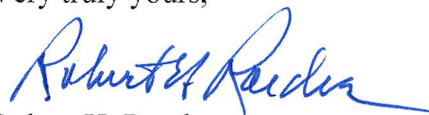
The owner is not seeking to avoid the requirement of installing the landscaping in the buffer in accordance with the Landscaping Plan previously approved by the City; it is merely seeking to delay the timing of such installation.

My client seeks to have the record plat, subject to the requested variance, approved at the earliest opportunity.

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September 10, 2019
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Thanks for your assistance in this matter.

Very truly yours,



Robert H. Roeder

cc: Ms. Jennifer Rabon
2854760