



T: 469.331.8566 | F: 469.359.6709 | W: triangle-engr.com | O: 1784 W McDermott Drive, Suite 110, Allen, TX 75013

LETTER OF INTENT

April 16th, 2019

ATTN; Planning Department
221 N. Tennessee St.
P.O. Box 517
McKinney, TX 75069

RE: Site plan submittal for Office Park along Stacy Road, McKinney, TX

Dear Sir/Madam

Please accept this letter as evidence of our intent to submit site plan application.

Summary of Property: This development is for a proposed Office Building located in McKinney. The facility sits on approximately 2.13 acres. The owner is Watters Branch LLC and Civil Design Engineer is Triangle Engineering, LLC, Kartavya Patel (Kevin Patel), contact phone (469) 331-8566. The proposed lot has 2-1story Buildings of 5,600 SF area each. Required parking is 33 spaces and provided is 37 spaces. The location of the property is the south side of Stacey Road and West of McKinney Ranch Parkway as shown on the provided site plan and aerial in McKinney, TX. Current Zoning is (Local Commercial)

We are requesting for 2 variances which are described below. Also please see enclosed supporting documents to justify our request.

Variance 1: We would like to request a variance for the ordinance requiring screening device on entire property lines adjacent to single family on west. There is a flood plain with existing creek between proposed lot and existing residential subdivision on west side. This creek with lot of existing trees is acting like a natural screening device between both lots. Installing a screening device next to this existing tree will the impact the creek view for our proposed development and to neighbors. Instead, we are planting additional 9 live oak trees within 10' landscape buffer along our west property line. So please consider this variance request by allowing us to plant only trees within 10' landscape buffer.

Variance 2: We would like to request a variance for the ordinance requiring screening device on entire property lines adjacent to single family on east. There is already an existing 3' retaining wall with 8' wooden fence on adjacent residential lots 12 to 18 on east side. We believe having 2 screening devices next to each other will not serve any purpose and creates a maintenance issue. Instead, we are proposing living screen with 15 live oak trees and shrubs all along the proposed development and adjacent to existing lots 12 to 18. However, owners of lots 19 to 28 does not want us to install any screening device next to their existing wrought iron fence. They believe, installing any screening device next to their fence will impede the beautiful creek view. Please see enclosed letters from neighbors stating they don't want any screening adjacent to lots 19 to 28. So we request city to consider this variance by allowing us to plant trees, shrubs adjacent to lots 12 to 18 and not install a screening device from lots 19 to 28.

The proposed Office Building development will be a great addition for the city of McKinney. Therefore, you are requested to consider above mentioned request and grant approval. We look forward to working with City staff towards the successful completion of our project

Sincerely,

Kpatel

Kartavya Patel (Kevin Patel)