

February 8<sup>th</sup>, 2022

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

**Re: Letter of Intent – Site Plan for 5.952 acres**

**Existing Lot 2, Block A, Corporate Center Addition, Thomas Phillips Survey, Abstract No. 717 & John J. Driggers Survey, Abstract No. 274**

*Location: Southeast of the Intersection of Van Tuyl Pkwy and Kenneth Cooper Drive.*

To whom it may concern:

On behalf of the owner, DD Ballfields, LLC, we would like to formally submit a Site Plan for the property listed above to be considered for review. Lot is current in zoned in a PD (2020-11-082 – PZ # 20-0066Z). Development plan is to develop the 5.952 vacant commercial lot into one multifamily building. The development will have a parking garage, courtyard(s), and other required amenities.

We do have two variance requests with our site plan submittal. The first of two variances is the omittance of the landscape medians at the entrances of the fire lanes to site. The fire lane entrances serve as the secondary entrance location for the multifamily building and not the main entrance. The main entrance for residents and visitors is off of Van Tuyl Parkway directly into the garage. The two firelane entrances will have no use to residents, purpose of drive is for fire, move-in, and trash pickup. Please note, additional landscaping has been provided at each fire lane entrance to the site to further enhance those entrances in lieu of having the landscape medians. The second variance pertains to the requirement of the masonry wall – we are requesting a variance along the south side as the wall would block the linear park. If the variance is approved, the linear park will have a larger feel as there will be more than 20' from the property line to the firelane which will be planted with additional trees. Please note in the southwest corner of the site is a very large green space with additional trees, again making the linear park feel even larger than it is.

If you have any questions regarding this resubmittal, please contact our office.

Respectfully submitted,

By Applicant

  
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Craig Walsh