



October 24, 2016

Mr. Brian Lockley  
City of McKinney  
221 N. Tennessee St.  
McKinney, TX 75070

**RE: *Letter of Intent***  
***Westridge Retail Site Plan***  
***Northwest Corner of Westridge Boulevard and Independence Parkway***  
***McKinney, Texas***

Mr. Lockley:

Please accept this Letter of Intent for the above referenced project. The proposed use for this project is a grocery store and fuel station, with retail and restaurants to be developed on the adjacent property in later phases, to serve the surrounding single family developments as shown on the included Site Plan created in accordance with City of McKinney requirements. The proposed subject property is 7.35 acres, and is located at the northwest corner of Westridge Boulevard and Independence Parkway. The property is zoned in accordance with PD 2001-02-024, subject to the rules and regulations of the R-1 Retail District reflected in PD 1621.

A previous Site Plan (16-037SP), Concept Plan (16-008CP), and Preliminary- Final Plat (16-036PF) have been approved for this project. Should this revised submittal of Site Plan 16-301SP, Concept Plan 16-309CP, and Preliminary Final Plat 16-300FP be approved, the previous submission would be withdrawn.

We are requesting a variance per Sec. 146-131 (9) of the City of McKinney Zoning Ordinance to allow for loading docks less than 200 feet from residential zoning as required by Sec. 146-131 (7)(a)(1) of the Zoning Ordinance. We are also requesting a variance to the maximum screenwall height of 8-4" to provide additional mitigation and buffering (up to 10 feet masonry wall) from adjacent residential properties. Per Sec. 146-191 (9), a variance may be granted if:

- a. Unique circumstances exist on the property that make the application of this section unduly burdensome on the applicant;
- b. The variance will have no adverse impact on current or future development;
- c. The variance is in keeping with the spirit of the zoning regulations, and will have a minimal impact, if any, on the surrounding land uses; and
- d. The variance will have no adverse impact on the public health, safety, and general welfare.

Grocery Store is listed as an allowable use in the zoning ordinance, which we believe satisfies b, c, and d. Given that all grocery stores require loading areas, typically in the rear of the store, and given the size of the lot and the 1 space per 200 square foot parking requirements, we believe we also satisfy a.

To further enhance our request for a variance for the loading dock setback, we intend to provide additional mitigation efforts including extensive screening above and beyond that which is required per code, described further below.

Per PD 1621, we are required to screen our loading docks, storage areas, and trash containers from public view, as well as screen the residential adjacency, using a 6-foot screen from one of the following alternatives:

1) Screening Alternate A

Screening Alternate A shall consist of a masonry or concrete wall to a minimum height of six (6) feet, unless otherwise specified in this ordinance, measured from the average grade of the nearest property line of the property adjacent to that on which the screening is required.

2) Screening Alternate B

Screening Alternate B shall consist of a hedge row of evergreen shrubs of a variety which will normally grow to a height of the screening as specified in this ordinance. All plants shall have a minimum height at the time of planting of one-half (1/2) of the required screening height.

3) Screening Alternate C

Screening Alternate C shall consist of a concrete or masonry wall as specified in Alternate A to a minimum height, as specified in this ordinance (measured from the average grade of the nearest property line of the property adjacent to that on which screening is required) and in trees. Such trees shall be a minimum of two (2) inches trunk diameter and shall be planted not more than thirty (30) feet on center.

4) Screening Alternate D

Screening Alternate D shall consist of landscaped earthen berms to a minimum height as specified in this ordinance. Side slopes of berm shall have a minimum of three (3) feet of horizontal distance for each one (1) foot of height. Berms shall contain necessary drainage provisions as required by the City.

We intend to use Screening Alternate C, as shown on the submittal, which is the most intensive screening alternative. We also intend to double the caliper of the additional trees from two (2) inches trunk diameter to four (4) inches trunk diameter, and decrease the spacing from the required 30 feet on center to 25 feet on center. The additional trees will be staggered in the large buffer zone as shown on the landscape plan. Furthermore, we intend to provide a masonry screen wall adjacent to the truck dock that is ten (10) feet in height, with an additional grouping of large evergreen shrubs in the large landscape area across from the truck dock. We also intend to provide the same screening and buffering along the northern residential boundary even though no variance is required as truck dock is setback greater than 200 feet as shown on the Site Plan.

We request a Planning & Zoning Commission date of November 8, 2016. We have scheduled a meeting with the HOA for October 12, 2016 to discuss the request. Please contact me at (972) 335-3580 or [lauren.nuffer@kimley-horn.com](mailto:lauren.nuffer@kimley-horn.com) should you have any questions.

Sincerely,



Lauren Nuffer, P.E.