

07/05/24



TBG

Letter of Intent for Zoning Variance For:
Painted Tree
SWC Wilmeth and Lake Forest
Zoning PD 2021-01-006

Dear City of McKinney Staff, Planning and Zoning Members,

We are requesting a variance for the above address to seek relief of the material composition of the required screening along the south side of the property. As of now, our permit plans require a 6' masonry fence along the south, between our community and the greater Painted Tree neighborhood. Our request would be to allow that fence to be a 6' composite fence as shown in the attached diagram.

Justifications for the variance:

1. Given the adjacencies to our project are single family units and our property being single family for rent units, we believe that the composite fence is appropriate between similar family dwellings and fits the functional need.
2. We also have a landscape setback between the required fence and any of our residential fencing for the units, maintaining the required distance between the backyards of our fences and any single-family project of the greater Painted Tree neighborhood.
3. On the south property, our proposal is to keep the 6' high masonry wall for the screening between McKinney Fire Station 9 and our property. East of Fire Station 9, at the start of the single-family units adjacent to our property, we would transition to the 6' composite fence.
4. There is an existing stone retaining wall along the perimeter edge of our property that was constructed by our adjacent neighbor. Our property sits lower than the adjacent property, and in some cases as much as 9' to 10' lower than the adjacent property. The retaining wall was constructed with 4" diameter sleeves in which fence posts are to be set. The composite fence would be constructed along our property line atop of the stone retaining wall, with the fence posts set into the wall sleeves, as designed.
5. The single family units would also have a wood fence on top of the retaining wall for their individual backyards and a masonry fence, or any fence on our property, at the bottom of the existing stone retaining wall would seem to serve no purpose, would not provide visual screening, and would create an area between our fence and the existing stone retaining wall where debris would likely collect without a way to clean the debris or maintain that side of the wall.
6. Per the engineer that designed the stone retaining wall, the wall was not constructed to support the wind loads that would result from constructing the standard Painted Tree concrete fence. To construct the standard Painted Tree concrete fence in that location, the concrete fence would need to be set back from the top of the wall into the adjacent single-family lots currently owned by Green Brick. Green Brick prefers we construct our fence on top of the retaining wall as described above to minimize the negative impact on their

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development and to prevent the future homeowners from not losing any of their backyard space.

7. The composite fence is available in a standard shade of gray color that closely matches the color of the standard Painted Tree concrete fence and the composite fence will be constructed with horizontal members to further match the Painted Tree standard concrete fence.

We have provided exhibits that help illustrate some of these issues.

We aim to strike a balance between compliance and community enhancement and we believe the composite fence as proposed above achieves the appropriate balance.

We kindly request your consideration and support for our proposal to utilize composite fencing in lieu of masonry screening. Thank you for your attention to this matter.

Thank you,


Jodi HOUSE PLA, LEED AP