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March 16, 2018
File: HUC17379

Ms. Dana Stillwell
City of McKinney
221 N. Tennessee Street
McKinney, TX 75069
dstillwell@mckinneytexas.org
P 972.547.2633

**RE: Elementary School #10
Southeast Corner of Bluestem Drive and Hidden Haven Drive
McKinney, TX 75070**

Dear Ms. Dana Stillwell,

On behalf of our Client, Prosper Independent School District (PISD), please accept the following Site Plan Submittal Package including this Letter of Intent, Site Plan Submittal Checklist, and Application as our formal submittal to the City of McKinney. The project is located at the southeast corner of Bluestem Drive and Hidden Haven Drive, McKinney, Collin County, Texas and includes an area of 10.82 acres. The property is zoned as a Planned Development under PD-2001-02-024 and defined as a zoning of ES under the PD with no restrictions listed.

The location in detail is approximately 750 Feet west of Independence Parkway, adjacent and northeast of Hidden Haven Drive, adjacent and southeast of Bluestem Drive, and approximately 150 Feet south from Sailboard Drive. The proposed use of this property is an elementary school that is owned and operated by PISD. The building uses within will include all that is necessary to operate the building including kitchen facilities, offices, classrooms, auditorium, outdoor playgrounds and play areas, maintenance rooms, storage facilities, IT closets, etc. While there will be numerous uses within this building, the operation of all of them will be performed by one owner/operator in PISD. The total square footage of the building footprint is approximately 94,744 SF. This development will be constructed in one (1) phase.

As part of this project, we are requesting a variance from Section 146-132 regarding fences, walls, and screening requirements in accordance with Item 146-132 (4). Section 146-132 requires a screening element to be installed between the school's property and the adjacent single-family residential properties. The existing conditions of the boundary line as of February 2018 are shown below in this photo including a 6-Foot wood fence:

Existing Conditions:

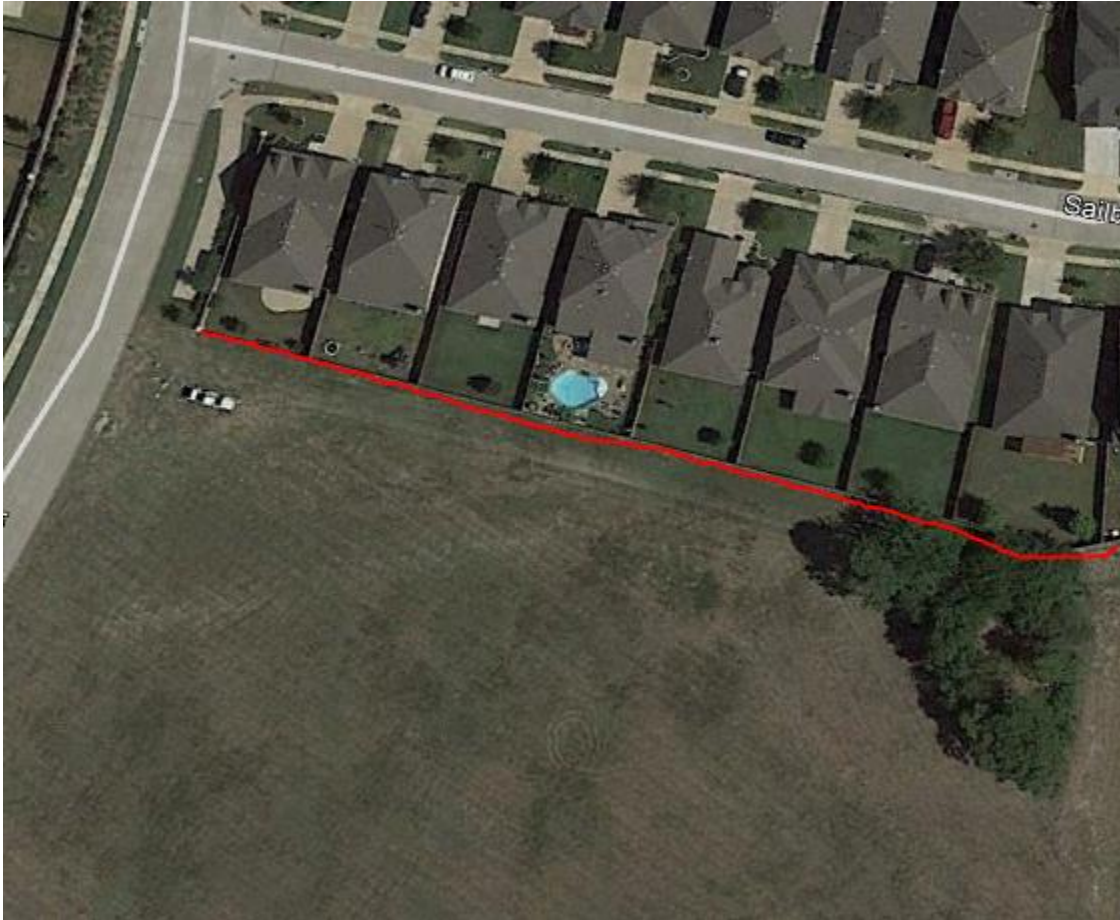


Our request is to leverage the use of a living screen in accordance with 146-132 (2) 3. (iii) for living plant screens. This section reads as follows:

Living plant screen, upon approval by the planning and zoning commission and/or city council, depending on which body has the final approval authority as indicated in [section 146-45\(a\)\(2\)](#) through the site plan process;

The living screen will be installed in lieu of a brick masonry, stone masonry, tubular steel with evergreen landscaping, or wrought iron fence with evergreen landscaping screening element. The estimated limits of the living screen and its location is shown in the image below:

Approximate limits of the living screen:



It is PISD's desire to use a living screen for the following reasons:

- A 25-Foot utility easement exists parallel and adjacent to the property line. Installing a screening wall within a utility easement may create a future issue for maintenance of underground utilities in the area.
- Placing a screening wall adjacent and parallel to an existing 6-Foot wood fence creates a condition between the fence and the masonry wall or wrought iron fence where maintenance becomes an issue resulting in uncontrolled vegetation that is aesthetically displeasing.
- PISD has installed a living screen on a previous project in McKinney called Hughes Elementary School off of Prestwick Hollow Drive. An image of the use of this type of screening is shown below:

Hughes Elementary Screening:



March 16, 2018
Ms. Dana Stillwell
Reference: Elementary School #11



We would appreciate your favorable consideration of this application and the request for a variance. If you should have any questions in your review of this project, please do not hesitate to contact me at 214.988.9918.

Sincerely,
tnp
teague nall & perkins

A handwritten signature in blue ink, appearing to read 'Craig M. Chonko', is written over the company name.

Craig M. Chonko, PE
Project Manager