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Original Date: January 16, 2012
Revised Date: February 6, 2012

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

Re: Site Plan – Letter of Intent
Parcel 506 - Phase 2
Salons of Volterra at Stonebridge Ranch

Subject property is situated in the J.R. Gray Survey, Abstract No. 343, City of McKinney, Collin County, Texas, and contains a total of 4.63 acres, more or less. Parcel 506 Phase 2 as recorded in Volume 2006, Page 816, Map Records Collin County, Texas.

The subject property is currently zoned through PD 2007-05-053, with an R1-retail base.

The proposed use is a two-story, retail spa salon. Building = 11,333 SF

This project consists of developing lot 1 only; this is a single phased development.

We are requesting one variance for this site, regarding the 12'x35' loading space required at a maximum of 25 feet from the building per the city of McKinney zoning ordinance Article IV, Section 146-131-(6).

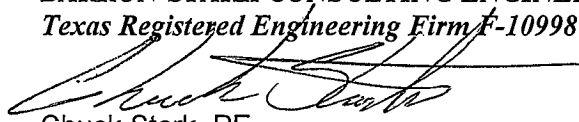
Reasons for Variance Request:

- 1) This is a multi-tenant service business that receives minimal shipment deliveries.
- 2) There will be high pedestrian traffic in and out of the building, so maximizing the space nearest the building for customer parking is desired.
- 3) The proposed location of the loading space is away from customer parking, does not adversely impact current/ future development, public health, safety, or general welfare, and is only 60 feet away from the building.

Subject property is located approximately 75 feet East of Parcel 506 A, Fire Station, as recorded in Cabinet L, Page 475, approximately 1,480 feet West of Ridge Road, and fronts along Virginia Parkway.

Requested Planning & Zoning Commission consideration date: February 14, 2012
Requested City Council consideration date: March 6, 2012

BARRON-STARK CONSULTING ENGINEERS, LP
Texas Registered Engineering Firm F-10998



Chuck Stark, PE
Managing Principal

Barron-Stark Consulting Engineers, LP
6221 Southwest Blvd, Ste 100, Fort Worth, TX 76132 • 817.231.8141 • fax 817.231.8144