



October 18, 2019

City of McKinney Planning Dept.  
221 N. Tennessee  
McKinney, TX 75069

RE: MISD Transportation Facility – McKinney, TX  
LETTER OF INTENT – Site Plan

To Whom It May Concern,

In response to questions posed for the Letter of Intent, these are answered in the following:

- 1) Specify Use:  
*Educational Facility – Bus Transportation Facility*
- 2) Square Footage of Proposed Pavement:  
*75,000 Sq. Ft. On-Site & James Pitts Road Improvements*
- 3) Proposed Development to be developed in phases:  
*No*
- 4) More than 1 use by owner:  
*No*
- 5) Location of Property:  
*3251 James Pitts Road*
- 6) Requested P&Z Commission and City Council Consideration dates:  
*N/A*

*Cont.*

7) Special Consideration:

- a) *MISD is requesting a variance to providing internal landscape/terminus island tree, similar to the existing transportation facility conditions. Landscaping/Screening alternatives have been provided with this submittal, per discussions with Adam Engelskirchen.*
- b) *MISD is requesting a variance to provide a masonry screening devices for the bus parking area and to install chain-link/security fencing that matches the existing transportation facility perimeter fencing. Landscaping and Living Screening alternatives have been provided with this submittal, per discussions with Adam Engelskirchen.*
- c) *Per discussions with City Staff, MISD discussed that all remaining landscaping/setbacks/easement(s) and subsequent platting would take place with future development along Community Ave. All on-site pavement striping would be part of this project.*

8) Zoning District:

*Planned Development.*

Please call me if you have any questions or need any additional information.

Thanks,

Frank Canedy  
RLK Engineering