



October 14, 2019

Jennifer Arnold
Director of Planning
221 N. Tennessee
McKinney, Texas 75069

RE: Letter of Intent – Site Plan
Approximately 0.339 Acres
S&P 98 Properties, L.P.
S&A Project Number: 02-165.001

Dear Mrs. Arnold,

Please accept this correspondence as the formal Letter of Intent for the submittal of a Site Plan to the City of McKinney for a proposed photo studio at 208 Anthony Street in McKinney on behalf of the owner, S&P 98 Properties, L.P. This property is approximately 0.339 acres and is zoned McKinney Town Center (MTC) which allows for the proposed use.

We request a variance to the façade plan requirements to allow approval of the façade plan as shown in our attached documents. This variance is specifically to cover the roof pitch requirements for a flat or low-pitched roof. We do not believe this would fit with the existing structures in the immediate area which do not have flat or low-pitched roofs.

Thank you for your time and consideration in this matter. If you have any questions, please contact me at 469-424-5900 or at casey.gregory@thesanchezgroup.biz if this is more convenient.

Regards,



Casey Gregory, P.E.
Director of Engineering
Sanchez & Associates LLC