

DAVID C.
BALDWIN
INCORPORATED



LANDSCAPE
ARCHITECTURE
PLANNING

August 19, 2015

Ms. Kathy Wright
CITY OF MCKINNEY
Planning Department
221 N. Tennessee St.
McKinney, TX 75069

Re: Letter of Intent - REVISED
WILMETH RIDGE NORTH AMENITY CENTER
(Northeast corner of future Wilmeth Road extension and future Geneva Drive)
McKinney, Texas

Dear Kathy:

We request approval of the 1.59 acre Amenity Center site of the Wilmeth Ridge Single Family Residential Development. The amenity center will have a playground, an 832 s.f. restroom building with adjacent covered outdoor seating area, an activity lawn area, and a swimming pool with multiple tanning decks. The neighborhood will be developed in phases, however, the amenity center area will all be constructed at the same time.

We request that P&Z put this project up for consideration at the next available time. We are asking for one variance due to the multiple very large established trees on the site, which we are making every attempt to save. The variance would be for the screening device, as we are not installing two (2) of the required masonry columns. We are also not installing a handful of required trees due to wanting to avoid damaging roots, and planting trees under the dripline of existing trees, which Emily Braht has agreed with. Current zoning is CE.

Sincerely,

Billy J. Vagic Jr.

David C. Baldwin, Inc.
Associate

cc: Christopher Jackson / Wynne-Jackson
Joe Roncardi / Kimley-Horn
Dave Baldwin / DCBI