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Grapevine, TX 76051
817.488.4960



November 14, 2018

Mr. Brian Lockley
City of McKinney
222 N. Tennessee St.
McKinney, Texas 75069

Site Plan - Victory at Stonebridge Office Park

Dear Mr. Lockley,

On behalf of the owner and developer I am submitting a site plan for a 2.62-acre tract located approximately 700 LF south of the intersection of Stonebridge Drive and W University Drive. The site plan application is for the development of one lot containing three proposed buildings. The first building will be a 16,713 SF single-story structure occupied by a mixture of retail and professional office users. The second and third buildings will be 7,792 SF and 5,237 SF single-story structures, respectfully, and occupied by professional office users. The site is within Planned Development District #2015-08-075 and zoned C2 Local Commercial . A record plat will be submitted as reflected on this site plan.

A variance is being requested pertaining to the proximity of the loading zone space to the proposed building. The City of McKinney zoning ordinance states that all loading spaces are to be within 25 feet of the building unless otherwise approved during the site plan review process. The proposed loading zone is approximately 47 feet from the proposed building and is located in a manner that does not have an adverse impact on the current and future development, nor an adverse impact on the public health, safety and general welfare.

Please don't hesitate to contact me at 817-488-4960 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jonathan Schindler', is written over a horizontal line.

Jonathan Schindler, P.E.