



September 30, 2019

Jennifer Arnold
Director of Planning
221 N. Tennessee St.
McKinney, TX 75069
jarnold@mckinneytexas.org

RE: Letter of Intent – Site Plan
Recioto Montessori
North Corner of Stacy Road and Recioto Drive
McKinney, Texas

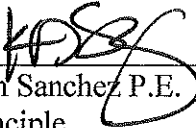
Ms. Arnold:

Please accept this Letter of Intent for the submittal of Site Plan to the City of McKinney on behalf Mr. and Mrs. Samir and Vineeta Bhargave regarding the development of an approximate +/- 1.8 acre property generally located at the north corner of the intersection of Stacy Road and Recioto Drive. Our client intends to build one building consisting of a daycare of 11,550 sq. ft. on a lot of 1.76 acres.

The Site Plan and all required CSS attachments have been prepared to the City of McKinney, Texas Zoning Ordinances conforming to PD-2019-07-057 per Section 146-94 C2 (Local Commercial).

If you require any additional information or have questions on this submittal, please contact me at 469-424-5900 or email me at Kim.Sanchez@TheSanchezGroup.biz if that is more convenient.

Regards,



Kim Sanchez P.E.
Principle
Project Manager



January 6, 2020

McKinney Landscaping
221 N. Tennessee Street
McKinney, Texas 75069

RE: *Variance Request Letter*
Recioto Montessori
Tristan Adam Fogarty Williamson 2015 Trust
SITE2019-0090

Please accept this correspondence as the formal letter requesting that the City of McKinney Landscaping Department grant a variance from the 20 feet Landscape Setback as stated in ordinance Section 146-135 in support of the development of the Recioto Montessori at north corner of Stacy Road and Recioto Drive in McKinney, Texas.

This variance is to park 2 feet inside the 20' Landscape Setback due to the existing connection of the mutual access drive to adjacent neighbor to northeast, the 2 feet variance will be along the stacking of the deceleration lane for the Driveway to said neighbors to the northeast.

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

Regards,

Kimberly Sanchez, P.E.
Sanchez & Associates LLC