

# Centre Commercial Construction, LLC



April 8, 2016

City of McKinney, Planning Department  
Attn: Eleana Galicia  
221 N. Tennessee Street  
McKinney, Texas 75069  
[revisions@mckinneytexas.org](mailto:revisions@mckinneytexas.org)

RE: The Greens at Stacy Crossing (*Amenity Center*)  
Common Area Lot E-3, Stacy Crossing Amenity Center  
7111 Mitchell Drive, McKinney Case# 16-048SP  
Site Plan Re-Submittal – Letter of Intent & Variance Request-SOUTH PROPERTY LINE SCREENING

Dear Ms. Galicia,

Enclosed is our formal submittal for site plan approval of The Stacy Crossing Amenity Center located on common area lot E-3 of The Greens at Stacy Crossing, attached single family development. The Greens at Stacy Crossing is located south east of the intersection at Stacy Road and Alma Road in the George F Lucas Survey, Abstract A0540, Tract 43. The amenity center lot is under one acre at 22,748 sf; and should not require a zoning meeting or exhibit. The proposed amenity center building is 1,343 square feet.

The zoning is defined by REC PD Planned Development for Single Family Attached Residential. Ordinance No. 2014-07-0048. This is a private amenity center that will only be accessible by its residents and their guests and maintained by the property owner or owners assigned HOA. This site plan is in compliance with the approved PD and preliminary-final plat.

Centre Commercial Construction respectfully submits this letter of intent to request site plan variance approval. We are seeking a variance to relocate the required screening wall along the southern property line to be located around the amenity center. The screening device shall consist of a 6' wrought iron fence with masonry columns and a living screen which we believe this meets the intent of the provision within the zoning ordinance.

This attached single family development was designed to provide these homeowners with an open luxurious community feel by incorporating an amenity center on common area property open to the residences. The townhome building to be located on lots 12-15 of Block E on the south side of the amenity center was purposely designed to take in the beautiful view of the amenity center as an upgraded selling feature and was laid out and platted utilizing a lead walk that runs south from Mitchell Drive down the north side of that property line on the amenity center property. The sidewalk design opens the front of the building up to incorporate the amenity center common area landscaping. Any screening set on the south property line would conflict with the purpose and design of the attached single family units that are adjacent. A visit to the site also glaringly reveals that the amenity center sits at a higher elevation than the townhomes and that a 6' tall screening wall or fence would only impede the view out of the townhomes but would not necessarily block the view of the amenity center building which sits approximately 100 feet away at a higher elevation. Screening set on the property line would cramp the entries of the townhomes, would prevent the current lead walk layout, and at least 1' of the 6' screening would start below the finish floor of the amenity center that it was meant to screen. We feel that the modified location of the 6' wrought iron fence with masonry columns and live screening, shown wrapping around the amenity center pool in lieu of the south property line, follows the zoning ordinance and meets the intent of the provision.

Should you need to reach the owner/developer, JBGL Kittyhawk, LLC you can contact Jed Dolson at 469-573-6762 or by email to [jed@greenbrickpartners.com](mailto:jed@greenbrickpartners.com). We respectfully request the amenity center site plan with screening variance be considered by staff for final approval as soon as possible. Please feel free to call me if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Susan Gatton".

Susan Gatton  
Purchasing  
Centre Commercial Construction  
[susan@centrelivinghomes.com](mailto:susan@centrelivinghomes.com)  
469-573-6782 direct office line

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Enc: Site Photos

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SITE PHOTOS

