



Letter of Intent - Fence Variance

February 18, 2019

The Cliffs

1760 N. Ridge Road
Mckinney, Tx 75071
LOT 2R1 - BLOCK A

To whom it may concern,

We would like to request a variance for the fence located on the East side of the property of The Cliffs multifamily development LOT 2R1 - BLOCK A.

Per Ordinance...Sec. 146-132. (3.) (b.)- Fences, walls, and screening requirements

"Multiple family residential developments outside of the MTC McKinney town center zoning district shall provide and maintain a six-foot tall masonry screening wall along all side and rear property lines. Multiple family residential developments that are subject to the requirements of the REC regional employment center overlay district, shall be exempt from this requirement."

In an effort to gain city staff support, we propose a wrought Iron Fence and would like to compromise with a total of 47 Masonry Columns spaced 20'-0" apart and additional landscaping. As opposed to the, city required, 6'-0" Masonry Wall.

Due to the significant slope of the site from west to east, the fence does very little in providing any type of visual screen from the opposing site. The top of the 6'-0" fence is nearly 18' below the finished floor of the closest building.

Our solution would provide aesthetic benefits. It would open up views and allow breathability to the future park area which is to be built adjacent to the property. It will also be a much less distracting structure that will blend nicely with the environment.

If you have any questions please feel free to call me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Adam Everett", with a long horizontal flourish extending to the right.

Adam Everett,
Cross Architects, PLLC