



TEXAS DEVELOPMENT SERVICES

906 W. McDermott Drive  
Suite 116-296  
Allen, Texas 75013

February 14, 2014, 2013

City of McKinney  
Planning Department  
222N. Tennessee Street  
McKinney, TX 75069

Dear Mr. Duong,

We have submitted a Site Plan with a request for a variance to the landscape buffer for consideration for Victory at 380. The subject 1.56 acre tract is located at the northeast corner of Lake Forest Drive and Highway 380. The property is zoned commercial as part of PD 1478, 12-08-037 and will be developed in one phase. The retail development consists of 1 lot (1.56 acres) with a 15,750 square foot Walgreen's. There are considerable off-site improvements to provide access points to the site. Besides the 1.56 acres we are developing, there is approximately 10 acres of future development surrounding this tract that is owned by other parties. Because of the potential density that could be developed per the zoning, we have performed a traffic projection study as required by the development code and determined that a deceleration lane could be accommodated at our Lake Forest Drive entry and as recommended by city staff. With the required additional right of way dedication requested for the turn lane, we determined that the landscape buffer wouldn't meet the recommended width of 20'. The landscape buffer was deficient by 1.78' feet at the north and deficient 4.55' at the south end as shown as a highlighted area on the submitted Site Plan. In working with staff it was agreed we would submit our Site Plan and Landscape Buffer Variance Request to the Planning and Zoning Commission for consideration. We would like to be placed on the agenda for the Planning and Zoning Commission meeting on February 25, 2014.

Please contact me at 469-853-6538 or at [mbrown@txdev.biz](mailto:mbrown@txdev.biz) if you have any questions or need additional information.

Sincerely,

Mardy Brown  
Texas Development Services