

June 1, 2016 REVISED

City of McKinney Planning Department
221 N. Tennessee St
McKinney, Tx. 75070

Attn: Aaron Bloxham – Planning

Re: Site plan request – 400 W. Virginia Suite 400 new building

Let this letter serve as our Letter of Intent to develop a single story office building at the above subject location. Specifics are:

- Site to be developed is 0.5 acres of existing 1.158 over all site
- Property located at north west corner of W. Virginia and North Benge Street.
- Proposed use is a single story sales room.
- Total building area is 3,040 square feet, constructed as last building on this property. The intent of the owner is to construct a single story approximately 3,040 square sales room building.
- The existing fence was placed on the property line decades ago.
- The parking lot that abuts the fence was also placed decades ago.
- Because of the required width for the parking lot, there is no place to put a screen.
- Because the fence has been there for decades it has developed a living screen of trees, scrubs and roses.
- Therefore a screen is already in place that effectively meets the intent of the ordinance and no new screen is needed.

Thank-you for your timely review of our application. Please contact me if you have any questions or comments.

Sincerely,

Matthew King
Architect

Cc: Don Day - DFA, Ltd