



October 25, 2016

City of McKinney
McKinney, TX

RE: Hat Creek Burger
McKinney, TX

Planning and Zoning Department,

Please accept this letter as our intent to seek a variance for Section 146-139 (f)(1)b2 of the City of McKinney Zoning Ordinance. (f)(1)b2 states that "architectural wood accents shall be allowed on no more than 10 percent of each elevation."

The playground structure in question is separated from the building by the covered patio dining area and is clad with a wood see through screen (see attached 3D image) that matches the wood screening adjacent to the drive through. The wood screen is constructed of high quality stained cedar wood slats that are spaced with gaps not only to provide airflow circulation but also to allow parents to safely monitor their children inside the playground structure. The playground structure contains climbing walls, multiple platforms, and a curved tube slide from the top platform down to the playground (see attached section). It is our opinion that this playground structure does not constitute as an "architectural wood accent," for the building. This playground structure is a separate, unique element and it is a vital part of the Hat Creek brand and identity. Regulating it to the 50% masonry requirement would not only be a detriment to that brand but also deem it less safe for the children that will occupy the structure. Please review the attached documents and thank you in advance for taking the time to consider this variance.

If you have any questions, feel free to contact I.D. Studio 4.

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