

July 17, 2024

Kimley-Horn & Associates
Development Services
6160 Warren Parkway, Suite 210
Frisco, TX 75034

Re: StoneHawk Spur 399 – Site Plan and Variance Letter of Intent

Jennifer Arnold, Director of Planning,

As the representative of StoneHawk Capital Partners, LLC, I am proposing a site plan and variance for consideration by city staff.

The property is located North of Spur 399 and East of Medical Center Drive. The proposed development includes 310 multi-family housing units. A site plan is being submitted for review and approval. The site plan is intended to conform to all requirements of the current zoning with exception of the requested variance below.

We are requesting a variance regarding section 146-135 (f) (7) (b) of the City of McKinney Code. We are proposing the screening type along the South sides of our property that screens the parking lot to be 6' Ornamental Iron Fence. We are also proposing evergreen shrubs planted at 36" height at the time of install between the parking stalls and the proposed 6' Ornamental Iron Fence.

Sincerely,



Michael Polaski, PLA

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