



September 25, 2018

Melissa Spriegel
City of McKinney Planning Dept.
221 N. Tennessee St.
McKinney, TX 75069

RE: *Letter of Intent – Site Plan for Del Webb at Trinity Falls Amenity Center*

Dear Ms. Spriegel:

Please find attached the Site Plan for the 9,231-square foot Del Webb at Trinity Falls Amenity Center and 1,130-square foot pool storage building. A variance to waive the 6' screening requirement adjacent to single family zoning is requested. The amenity center is being constructed for the residents of the adjacent Del Webb at Trinity Falls subdivision. The Del Webb program encourages open views and does not allow solid screening, even within single family lots. The majority of the site is heavily wooded with large canopy trees that will provide a natural screen for the lots adjacent the northerly property line.

The subject property is located at the northwest corner of N. Sweetwater Cove and Middle Creek Drive. The site is 12.2 acres in size, containing 1 lot, and is located in the City of McKinney Extraterritorial Jurisdiction. If you have any questions regarding the Site Plan, please contact Matt Duenwald, P.E. at 972-770-3034.

Sincerely,

A handwritten signature in black ink that reads "Matthew Duenwald".

Matt Duenwald, P.E.