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LETTER OF INTENT

March 17, 2017

ATTN; Aaron Bloxham
City Planner
221 N. Tennessee St.
P.O. Box 517
McKinney, TX 75069

RE: Site plan submittal for Medical / General Offices for Lot 2-AR4, Block E, Eldorado Park Addition,
City of McKinney, TX

Dear Mr. Bloxham

Please accept this letter as evidence of our intent to submit site plan application.

Summary of Property: This development is for a proposed Medical / General Offices located in McKinney. The facility sits on approximately 0.996 acres. The developer/owner is BBX Technologies LLC, contact phone (214)-550-3250 and the designer is Triangle Engineering, LLC, Kevin Patel, P.E. contact phone (214) 609-9271. The proposed lot has 2 Buildings with each of 5,063 SF area with 38 parking spaces and 2 drive ways. The location of the property is North West Corner of Bush Drive & Laura lane. Zoning is Planned Development (PD).

I would like to request variance to allow **10' landscape buffer** along Laura lane in lieu of 20' landscape buffer. The site with 10' landscape buffer still meets all required landscaping. Since the adjacent property to the north currently has 10' landscape buffer, visually it looks odd to have 20' for this site. Therefore, you are kind requested to consider 10' Landscape buffer in lieu of required 20' Landscape buffer along Laura lane.

We believe that proposed Medical / General office development will be a great addition for the city of McKinney. Therefore, you are requested to consider above mentioned request and grant approval. We look forward to working with City staff towards the successful completion of our project

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin Patel", is written over a blue horizontal line.

Kevin Patel, P.E.