

November 11, 2013
Job 13094

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

Attn: Mr. Michael Quint, Director of Planning

Re: Zoning Amendment – North Brook Addition

Dear Mr. Quint:

Please accept this Letter as our request for an Amendment to PD 99-04-38 on Lot 1, Block Q of the North Brook Addition. The property is located at 2251 North Brook Drive at the southeast corner of Parkview and North Brook Drive in the City of McKinney. The property is currently Zoned PD and we are requesting to amend the PD to reduce the 60 foot landscape buffer to 20 feet which is typical within the City of McKinney. We are proposing to screen Parkview drive at the 20 foot buffer with a solid masonry screening wall and required Landscaping per the current ordinance. The current development has been in existence for 14 years with no complaint from adjacent neighbors or park users. We feel that the 20 foot buffer, screening wall and landscaping fits within the City standards for this type of development in its current surroundings. We appreciate your consideration of this request. We look forward to working with you on this project. Project details are summarized as follows:

- Subject property is 5.327 acres
- Existing Collision Repair and Service Center
- Subject property is currently zoned PD
- Proposed Reduction of 60 foot Landscape Buffer to 20 feet
- Screen & Landscape Park View at the proposed 20 foot buffer with a solid masonry wall
- Provide additional landscape beds and shrubs along and in front of the masonry screening wall proposed on Park View Avenue at the 20 foot buffer. Proposed shrubs shall be planted on 48 inch centers with a mature height of 6 feet in front of the Masonry screening wall.

Thank you for your consideration of this PD Amendment Request. Please call if you have any questions.

Sincerely,
Bob Tomes