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LETTER OF INTENT

Aug 22nd, 2019

ATTN; Planning Department
221 N. Tennessee St.
P.O. Box 517
McKinney, TX 75069

RE: Site plan submittal for Medical/Professional Office at SEC of Rowlett Creek Pkwy and Stacy Rd, McKinney, TX

Dear Sir/Madam

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

Summary of Property: This development is for proposed medical/professional office buildings located in McKinney. The facility sits on an approximately 1.53 acres lot. The owner is Cabben Capital Group, LLC and Civil Design Engineer is Triangle Engineering, LLC, Kartavya Patel (Kevin Patel), contact phone (469) 331-8566. The proposed lot has 3-1 story Buildings of 5,400 SF/7,500 SF/5,600 SF. Required parking is 57 spaces and provided is 57 spaces. The location of the property is the south east corner of Rowlett Creek Pkwy and Stacy Rd in McKinney as shown on the provided site plan and aerial in McKinney, TX. Current Zoning is planned development.

We are requesting for 1 variance which is described below. Also please see enclosed supporting documents to justify our request.

Variance 1: We would like to request a variance for the ordinance requiring screening device on southern property line adjacent to vacant residential lots. There is already an existing brick(screening) wall on adjacent residential lots on south side. We believe having 2 screening devices next to each other will not serve any purpose and creates a maintenance issue.

We will also be complying with the city requirement to provide trees all along the proposed development on the south side.

The proposed Office Building development will be a great addition for the city of McKinney. Therefore, you are requested to consider above mentioned variances and grant approval. We look forward to working with City staff towards the successful completion of our project.

Sincerely,
Kartavya Patel (Kevin Patel)

