

SDH REALTY, LTD
6145 Alma Road
McKinney, Texas 75070

November 26, 2012

Planning Department
City of McKinney

Subject: Planning Case 12-213ME - Letter of Intent

Dear Sir or Madam,

We are requesting a meritorious exception pursuant to Sec 146-139 (g) of the Architectural and site standards, for our remodel project to enclose our existing pavilion area, located at 6145 Alma Road, McKinney, Texas ("Project"), in order to provide more air conditioning during the summer months and more heat during the winter months to our customers.

Our Project scores an 87 on the Non-Industrial District Calculation Sheet but does not conform with the specific requirements of section 146-139 because it proposes: (i) the use of Hardie board as one of the exterior finishing materials and (ii) less than the 50% masonry minimum requirement on the east elevation. Our compelling reasons that prevent us from meeting the minimum architectural standards are below:

1) Positive contribution to the visual environment and appropriate to the site and use.

We will create a "beach" look with the remodeled building being a bungalow on the beach surrounded by sand (See Exhibit A). This is very appropriate given the site is used primarily as a sports complex for various sand sports (i.e. volleyball, soccer, tennis) and is surrounded by other sport venues (See Exhibit B). The beach bungalow look will also create more of a beach atmosphere for the customers who can feel as if they escaped to the beach.

2) The building, after remodel, will remain a building of exceptional quality and appearance.

Hardie board is a fiber cement product and will be painted to match the existing color schemes. Hardie board will be less than 7% of the exterior building materials of finished building.

3) The Project as proposed will have no more of a negative or positive impact on the surrounding property use and property values, in comparison to the expected impact if the Project was built in conformance with Section 146-139.

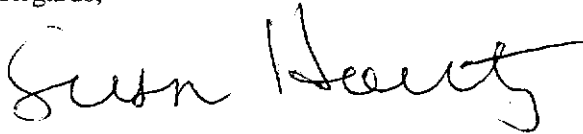
Our site is part of the Craig Ranch master-planned community which has high architectural standards. Craig Ranch related entities are direct neighbors to the north, south and east of our property and who will have the most visibility to the Project (See Exhibit C). Craig Ranch has approved our plans (see Exhibit D). Hardie board will be used on back part of remodeled

building below windows. This building has a stone front (See Exhibit E) and sits approximately 400 feet from the road (see Exhibit F) so a passerby on the public right-of-way will have a difficult time seeing the Hardie board area, much less be able to tell what material is being used. In addition, the front of building is approximately 225 feet from the parking lot (see Exhibit G).

- 4) The east elevation is not visible from a public right-of-way.

Please consider our request for meritorious exception.

Regards,

A handwritten signature in cursive script, appearing to read "Susan Hoelting".

Susan Hoelting
SDH Management Group, LLC, General Partner
SDH Realty, Ltd

Exhibit A



SW corner of sand sports area



NW corner of sand sports area

Exhibit B

8145 alma mckinney tx - Google Maps

11/26/12 1:10 PM



To see all the details that are visible on the screen, use the "Print" link next to the map.



Exhibit C



North elevation



South Elevation



East Elevation

Exhibit D

See attached Craig Ranch approval letter.



CRAIG --- RANCH

October 9, 2012

Susan Hoelting
Beach at Craig Ranch

RE: Remodel plan submitted to enclose porch

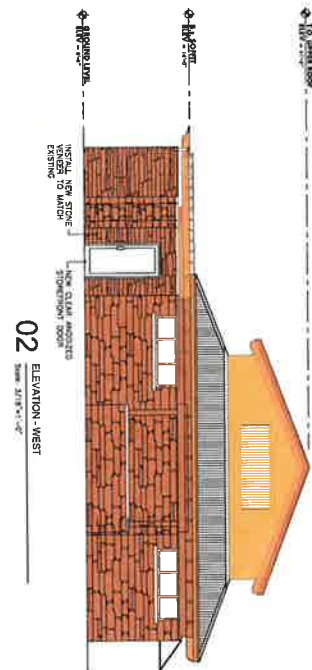
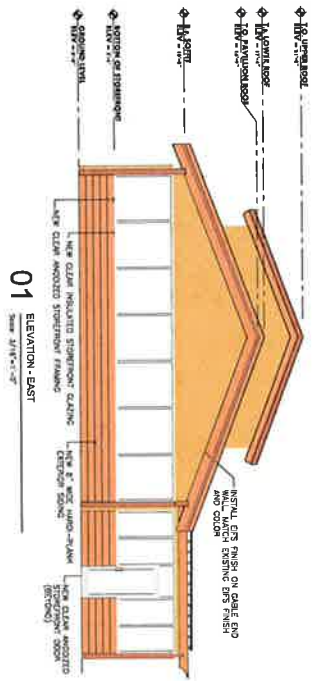
Dear Susan,

The Design Review Committee has approved the above referenced remodel of the porch area and additions as referenced above. Attached you will find the stamped plans that now have been approved as submitted.

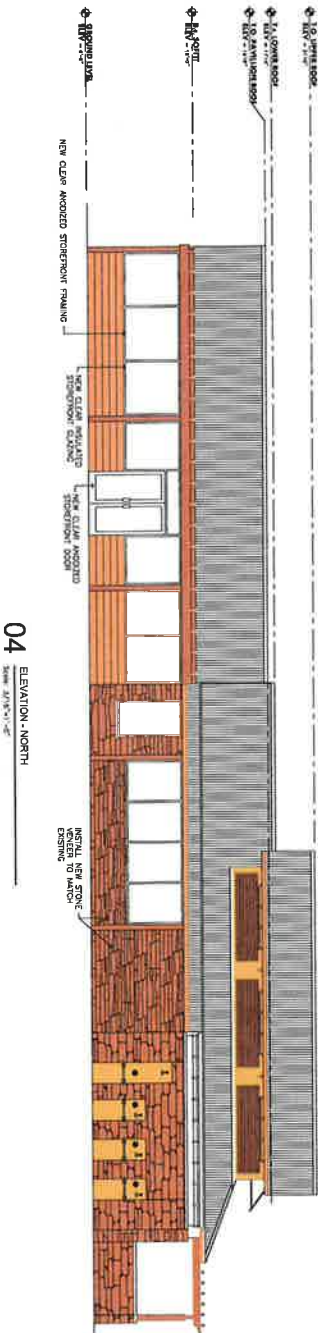
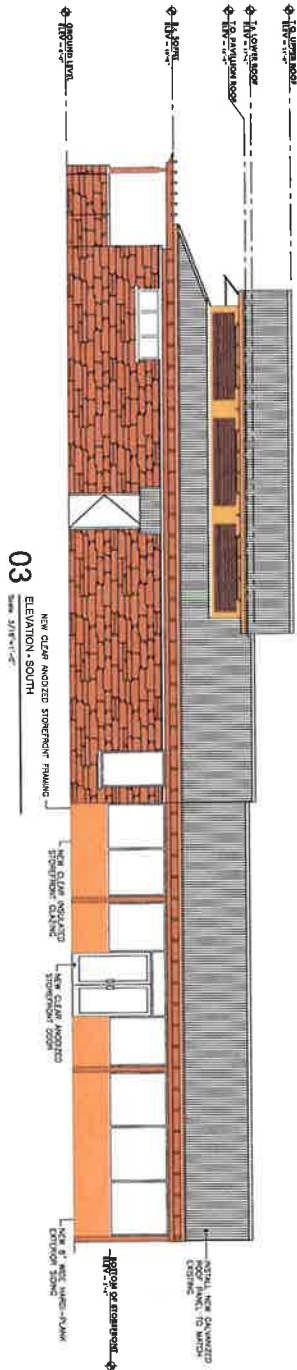
Sincerely,

David H. Craig
Craig Ranch Founder

Attachments; Elevations and floor plans



APPROVED
David H. Craig
Craig Ranch Founder
10 / 9 / 12



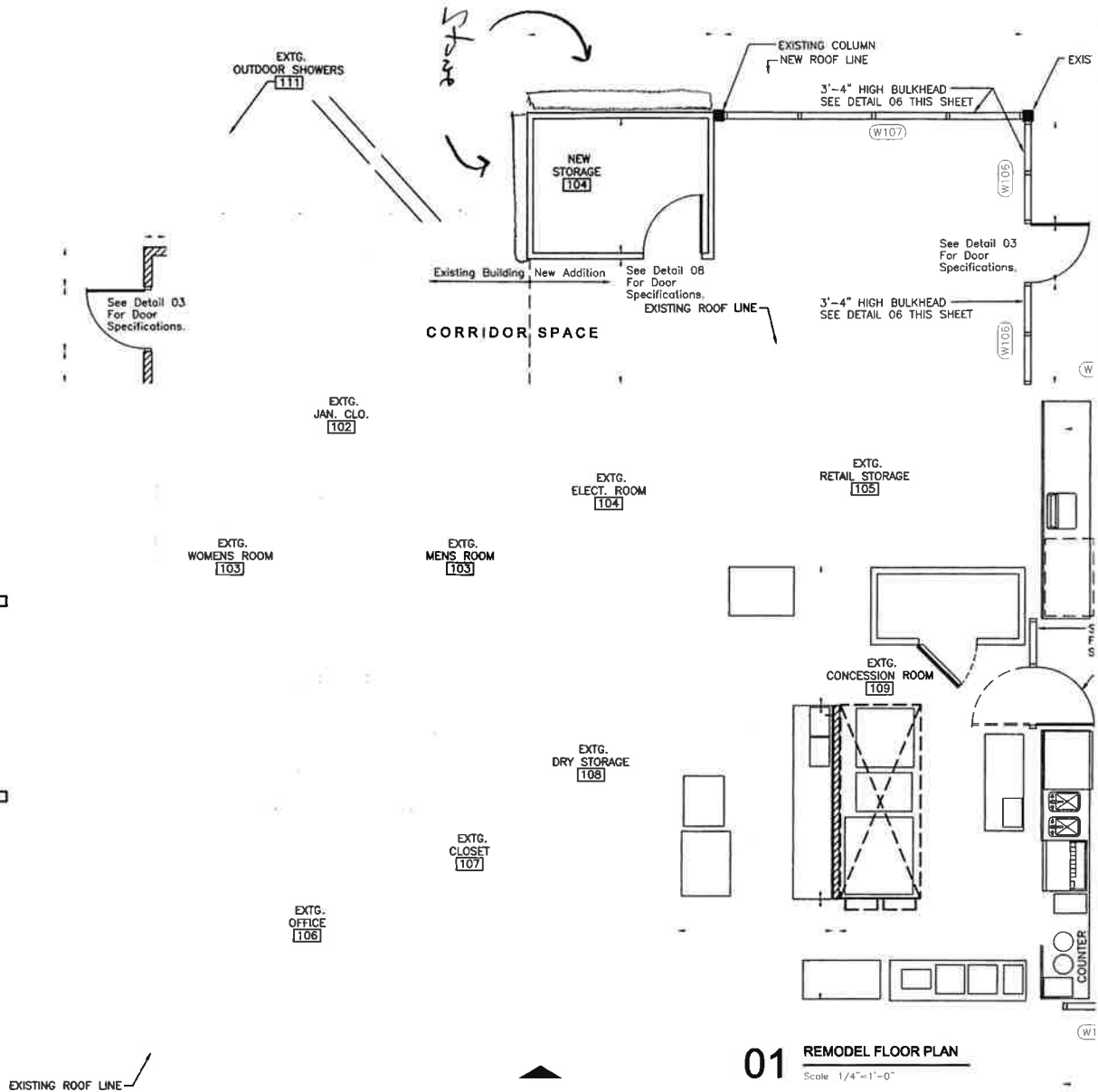
Building Remodel For
The Beach At Craig Ranch
6145 Alma Road
McKinney, Texas

Classic Design Group
10000 West 10th Street
Suite 100
Dallas, Texas 75243
Tel: 972.382.1234
Fax: 972.382.1235
www.classicdesigngroup.com

STUDIO
3000 West 10th Street
Suite 102
Dallas, Texas 75243
Tel: 972.382.1234
Fax: 972.382.1235
www.classicdesigngroup.com

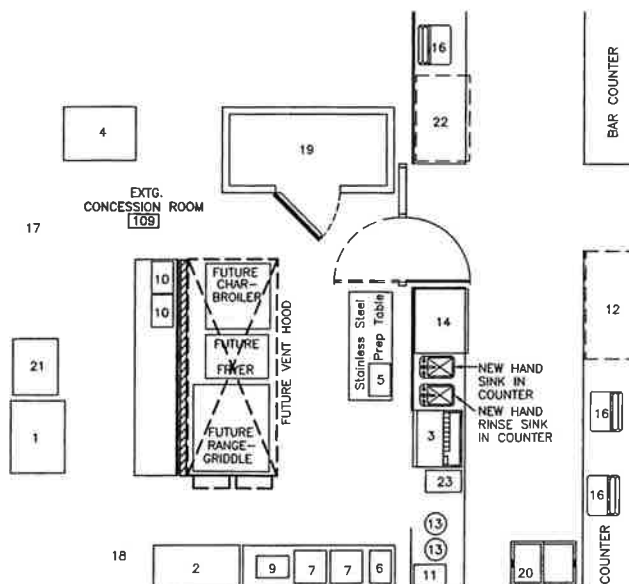
EXTERIOR
ELEVATIONS

30 Sept. 2012
A5

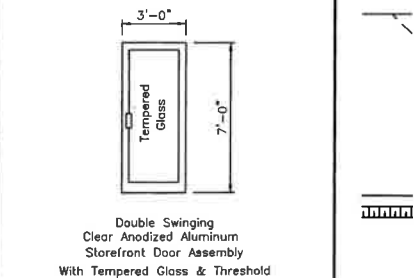


01 REMODEL FLOOR PLAN
Scale: 1/4"=1'-0"

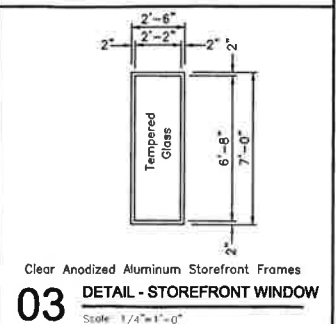
EXISTING EQUIPMENT LIST	
1. REACH IN FREEZER	
2. REACH IN REFRIGERATOR	
3. SODA FOUNTAIN	
4. ICE MACHINE	
5. MICROWAVE	
6. NACHO CHEESE	
7. PIZZA OVEN	
8. DEEP FRYER	
9. HOT DOG GRILL	
10. PANINI/ COUNTER TOP GRILL	
11. COFFEE POT	
12. GLASS FRONT COOLER	
13. CROCK POTS/ WARMERS	
14. SMOOTHIE MACHINE	
15. NOT USED	
16. POS SYSTEM	
17. 3 COMPARTMENT SINK	
18. HAND SINK	
NEW EQUIPMENT TO BE INSTALLED	
19. WALK-IN COOLER	
20. ICE CREAM FREEZER	
21. DISHWASHER	
22. BEVERAGE COOLER	
23. COLD TEA DISPENSER	



02 REMODEL KITCHEN PLAN
Scale: 1/4"=1'-0"



03 DETAIL - STOREFRONT DOOR
Scale: 1/4"=1'-0"



03 DETAIL - STOREFRONT WINDOW
Scale: 1/4"=1'-0"

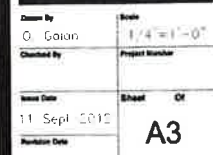


Exhibit E



West Elevation (building front)

Exhibit F



NW corner of property Line



Middle of West property Line



SW corner of property Line

Exhibit G



NE corner of parking lot



Middle of east parking lot



SE corner of parking lot