

July 23, 2023

City of McKinney
 Development Services Division
 221 N. Tennessee Street
 McKinney, TX 75069

Hidden Villas
 Letter of Intent – Screening Wall Variance

Planning Department:

This document shall serve as the letter of intent to the City of McKinney for Hidden Villas at the southeast corner of Bush Drive & El Lago Drive. In particular, we would like to request a variance to eliminate the required screening wall along the project’s south and east property lines.

- The site is zoned per existing ordinance is PD Ord. No. 1997-04-17.
- The subject tract is 11.03 total acres.
- The proposed townhomes will include 72 – 24’ x 45’ Units & 48 – 15’ x 45’ Units.
- The site plan was conditionally approved by the Planning & Zoning Commission on 12/13/2022, and subsequently updated by two administratively approved site plan revisions, the latest of which is dated 12/20/2023.

On behalf of our client, Deluxeton Hidden Villas, LLC, we would like to request a variance for the requirement to provide screening walls on the south and east property lines of the development. There are two adjacent properties east of the development, developed as a Holiday Inn & Suites and an office building currently occupied by the Social Security Administration. Both of these properties contain retaining walls and existing trees between the buildings and the Hidden Villas development. In our opinion the proposed screening wall will provide little to no visual buffering given the topography, trees, and characteristics of the area between the Hidden Villas development and two existing adjacent buildings. Please reference the two photos below (A showing the office building and B showing the hotel property). Lastly, construction of the screening wall along the property line as currently proposed will leave a small 6-foot strip between the screening wall and constructed retaining wall, which could create long-term maintenance concerns for any vegetation between the two walls.

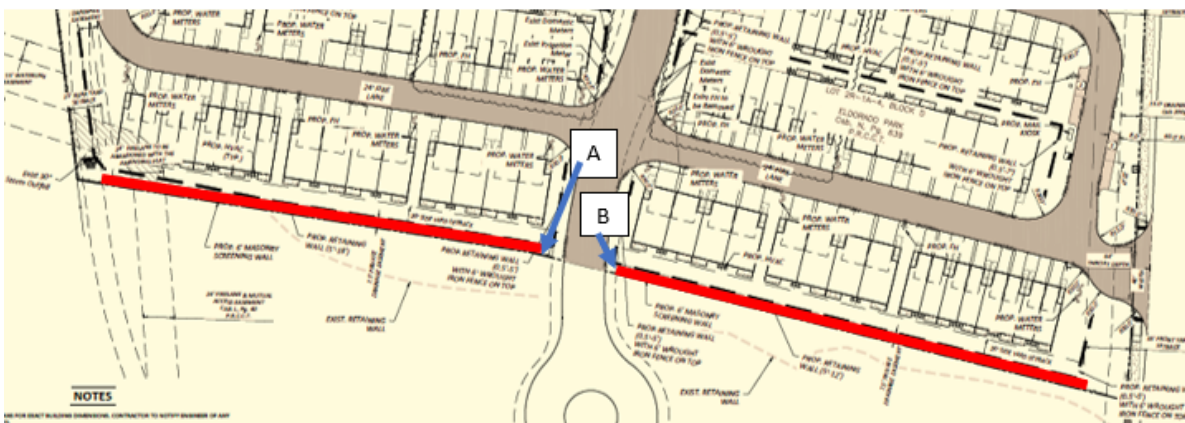


Photo A



Photo B



Similarly, the proposed screening wall on the south property line will provide minimal visual buffering from the adjacent existing multi-family apartment buildings. The existing apartment buildings are constructed on terrain significantly higher than the Hidden Villas site, which also has significant cut retaining walls 10- to 20-feet from the property line.

It is our belief that approving this variance to remove the screening walls on the east and south property lines will not adversely impact the surrounding properties while also helping to avoid future maintenance concerns. We appreciate your consideration of this variance request.

Sincerely,



Shawn Graham, PE

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