

April 27, 2024

City of McKinney
Planning Department
221 N. Tennessee Street,
McKinney, TX 75069

Re: Letter of Intent - Bridgepoint – Block A, Lot 11
810 Buckhill Drive
McKinney, TX 75072

I am writing to formal request a Design Exception for relief from planting a new tree to replace the existing 30 year old Oak tree in my front yard.

I live in a zero lot line home which puts limitations on where I can grow a tree in my front yard. My property is a total of 62.54' across the street side frontage that includes the 21' driveway as well as a small area on the west side of the driveway. (see attached survey)

The electric utility line runs across the front of my property at the north side of the base of the oak tree. After the tree is removed, I will be unable to have the stump ground with the utility restrictions that prohibit drilling or digging within 3 feet of the electric line.

Once the tree has been cut removed, the distance between the electric line and my house is 9 feet. When you remove the restricted 3 feet boundary for the electric line, I am left with only a total 6 feet to the edge of my house.

It is recommended that a canopy tree should be planted 15 and 20 feet from a house, since the root system will expand 10 to 15 feet. To center the new tree in the 6 feet of open space, the tree would be 2-3 feet from my house. The existing root system of the oak tree will also impact anyone's ability to plant a tree in my front yard due to the extensive root system that exists now that is causing all the problem to my foundation and sprinkler system. It is impossible for me to plant any of the recommended canopy trees at 4" caliper and 12 feet tall without an impact my house.

There is also a 5' surface drainage utility easement that runs near the base of the oak tree. As you can also see from the photo of the front of my house, there is no other area in my front yard that would allow for a tree to be planted that wouldn't impact my house, the utility line, the fiber optic line, the AT&T cabling, as well as the gas line that runs to my house.

Stonebridge Ranch has granted the variance to remove the existing oak tree without having to replace it, contingent upon the City of McKinney granting a variance and providing a written approval of a design exception for my property.

I appreciate your consideration and look forward to hearing any comments that you may have or questions regarding the Design Exception request.

Sincerely,

Sandy Hart
810 Buckhill Drive
Bridgepoint – Block A, Lot 11