

06/11/24



TBG

Letter of Intent for Zoning Variance For:  
Painted Tree  
SWC Wilmeth and Lake Forest  
Zoning PD 2021-01-006  
Parcel ID or Permit number

Dear City of McKinney Staff, Planning and Zoning Members,

We are requesting a variance for the above address to see relief of the material composition of the required screening along the side and rear yards of the perimeter of the property for the reasons stated below. As of now, our permit plans require a 6' masonry fence along the south and east property lines, between our community and the greater Painted Tree neighborhood. Our request would be to allow that fence to be a 6' wood fence for all visible portions of the fence from the public R.O.W. Attached is a fencing to diagram to show the areas that we are requesting.

Justifications for the variance:

1. Given the adjacencies to our project are single family units and our property being single family for rent units, we believe that the wood fence is appropriate between similar family dwellings and fits the functional need.
2. We also have a landscape setback between the required fence and any of our residential fencing for the units, maintaining the required distance between the backyards of our fences and any single-family project of the greater Painted Tree neighborhood.
3. Our proposal includes keeping the 6' masonry fence for approximately 90' into the property from Wilmeth Avenue ensuring that any fencing that is visible from the road maintains the character of the neighborhood.
4. On the south property, our proposal is to keep the 6' high masonry fence for the buffer between McKinney Fire Station 9 and our property. East of Fire Station 9, at the start of the single-family units adjacent to our property, we would transition to the 6. wood fence.
5. There is an existing retaining wall along both (south and east) perimeter edges of our property that was constructed by our adjacent neighbor. Along the east side, the elevation of our property is higher than the elevation of the adjacent single family lots. This would be 6' of masonry screen wall on top of the existing stone retaining wall that varies from 1' in height to approx. 6' in height. Along the south side of the property, our property sits lower than the adjacent property, and in some cases much 9' to 10' lower that the adjacent property - which would be the same result as the east side of the property.

TBG  
2001 bryan street  
suite 1450  
dallas, tx 75201


[214] 744 0757  
tbgpartners.com

6. Along our south boundary line, the single family units would also have a wood fence on top of the retaining wall (that is as much as 9- to 10' above our property) for their individual backyards and a masonry fence, or any fence on our property, at the bottom of the existing stone retaining wall would seem to serve no purpose, would not provide visual screening, and would create an area between our fence and the existing stone retaining wall where debris would likely collect without a way to clean the debris or maintain that side of the wall. We have provided exhibits that help illustrate some of these issues.

We aim to strike a balance between compliance and community enhancement.

We kindly request your consideration and support for our proposal to utilize wood fencing in lieu of masonry screening. Thank you for your attention to this matter.

Thank you,

A handwritten signature in black ink that reads "Jodi House". The signature is written in a cursive, flowing style.

Jodi House PLA, LEED AP  
Principal