



GBT REALTY CORPORATION

November 28, 2023

Mr. Jacob Bennett
Planning Department
221 North Tennessee Street
McKinney, Texas 75070

RE: Rooftop Mechanical Screening Variance Request

Dear Mr. Bennett,

Please let this letter serve as a letter of intent, to request an alternative rooftop mechanical screening system, for the Sprouts project (SITE2022-0069) at 2201 Virginia Parkway McKinney, TX 75070. Please find the enclosed Sight Line Study, with site lines from all adjacent properties and right of ways, whereas all sight lines are either screened by a parapet, the storefront barn-façade, the creek bank/creek bank trees/vegetation, or the rooftop equipment is not visible in the public view sight line, as demonstrated in the enclosed exhibit.

Should you have any questions, please feel free to contact me.

Sincerely

Tim Mondello, CDP
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