

5/16/2023

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via: US Mail

City of McKinney Planning Dept.
221 N. Tennessee St.
McKinney, Texas 75069
Attn: Planning Department

Re: Letter of Intent & Variance Request for Goody Goody McKinney

Dear Planning Depart,

The purpose in my letter is to provide a letter of intent and a variance request for 3801 S. Lake Forest Drive commercial project. The scope is below:

Site work to include all 1.4 acres and will allow us to construct a 15,000 s.f. stand alone commercial building which includes concrete paving and parking.

The building will be 100% masonry at the exterior consisting of brick, stone and CMU.

The building will be sprinkled and include a riser room and a FDC.

No interior columns will be installed, the entire building is free span.

Approx. 12,000 square feet will be retail, the remaining 3,000 square feet will be warehouse & storage.

The parking surface will be concrete paving.

Commercial sliding glass doors at the main entrances and include a vestibule.

Dumpster enclosure located in rear of building and property.

RTU's will be on roof and screened from below.

Exterior walls will have glazing and storefront windows.

Warehouse entrance along with receiving area will be at back of store and in rear of property.

The roofing system will be a EPDM type product and insulated.

The building will compliment the area and be a very nice upgrade to the development, please refer to the Arch. Elevations.

Property will be landscaped by a Landscape Arch. and the installation will be by a reputable Landscaping Contractor.

The interior of the building will be professionally designed by a local Interior Designer, we usually bring in some of the local features or historical items within the City and include them in the interior finishes.

The variance request is as follows:

As the representative of Goody Goody, I am proposing a site plan variance for consideration by City Staff and McKinney P & Z.

As part of this application, we are requesting three Design Exceptions. The first is to Section 206C of the UDC to provide an alternate screening device along the eastern side of the property. The second and third are to Section 206E of the UDC to orient a loading bay toward residential zoned property and for this loading bay to be located within 200' of the residential zoned property.

Thank you for your time and consideration to this matter and we look forward to hearing from you in the future.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dave Johnson", with a long horizontal flourish extending to the right.

Dave Johnson
9272-571-0821