



Civil Engineering, Landscape Architecture,
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City of McKinney
Planning Department
222 N. Tennessee St.
McKinney, TX 75069
972.547.7500

**Re: Design Exception Request
SWC of Eldorado Parkway & Highway 75, McKinney, TX 75070**

City of McKinney Planning Department,

On behalf of Centcom Realty Corp, CEI Engineering Associates, Inc. is requesting a Design Exception. (Table 2-32 [1] For 'lots with multiple frontages, all frontages shall observe the greatest minimum street buffer width'. The request is to reduce the required 30 ft landscape buffer width along Eldorado Parkway by 10 ft and build a 20 ft wide landscape buffer with all required planting instead.

As a corner lot this property will be required to provide a 30 ft Landscape buffer along both frontages, Eldorado and Hwy 75 (North Central Expressway). However, a large portion of the site will be a dedicated easement and with the steep slopes along Hwy 75, the buildable area on the lot is very limited.

We are proposing 20 ft landscape buffer along Eldorado Pkwy instead of the required 30 ft wide buffer. The proposed 20 ft landscape buffer along Eldorado Pkwy corresponds to the existing 24' landscape buffer provided at the adjacent Pei Wei development to the west.

The proposed request will not negatively affect any of the adjacent property owners

Respectfully Submitted,

Rado Nedkov

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