

August 16, 2023

Planning Dept.
City of McKinney
221 N. Tennessee Street
McKinney, Texas 75070

Re: Screening Wall Variance Request
US Highway 380 & Lake Front Rd.
Letter of Intent

Dear to whom it may concern,

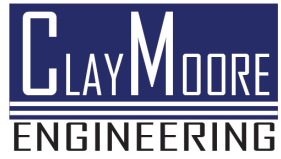
Please let this letter serve as the Letter of Intent for the screening wall variance request associated with the proposed multi-building office development located at the US Highway 380 and Lake Front Rd. The Site Plan is associated with 4 office buildings of an approximate 31,048 square feet together, located on a tract of approximately 6.61 acres. Offices are allowed by the zoning and the offices will be built in one phase.

The North end of the project is adjacent to land outside the City of McKinney city limits. It is treated as residentially zoned or agriculturally zoned land when it comes to screening. The City of McKinney's Future Land Use Map shows this area to redevelop as commercial uses.

Due to the extreme topography on the property, we have built large retaining walls around the entire North boundary which holds up our site higher than the adjacent land. These walls vary in height from 6 to 12 feet tall. I have included as-built pictures of these walls in this letter below for reference. We are requesting a variance to forego the additional 6' screening wall that would by code be required to be installed on top of the already constructed retaining walls. Beyond simply a cost issue, constructing the screening walls on top of the masonry retaining walls would create a 12 to 18 foot tall rock wall from the perspective of the neighbors. This seems counter-intuitive to the purpose of screening in the first place. Additionally, our buildings are not located on the Far North end of the property as we have a detention pond between our buildings and the Northern boundary line. Our buildings are over 100 feet South of the North boundary line.







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

Sincerely,

Claymoore Engineering, Inc.
1903 Central Drive Ste. 406
Bedford, TX 76021
817-281-0572

A handwritten signature in blue ink that reads "Drew Donosky". The signature is written in a cursive style with a large, stylized 'D'.

Drew Donosky, P.E.