

## **JAHVANI CONSULTING ENGINEERS, INC.**

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February 20, 2023

Re: Letter of Intent - Rezoning

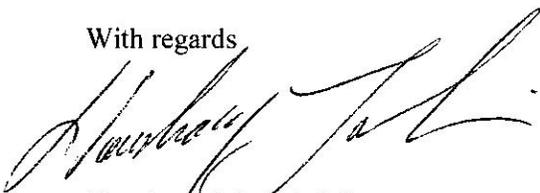
Project: Louisiana Retail Addition  
1719 W. Louisiana Street  
Lot 1, Block "A" Replat of Shuler Addition  
W.D. Thompson Survey, Abstract No. 891  
McKinney, Texas.

The above referenced property is 0.492 Acre and is located at the southeast corner of W. Louisiana Street and Wilson Creek Boulevard in McKinney. The existing use of the property is a Car Wash which is going to be demolished to construct a 4590 square foot building for small retails such as AT&T / T-Mobil store, Supercuts, Pharmacy, Salon, Donut Shop, General Retail, and etc., but no laundromat. The property is currently zoned "BN", Neighborhood Business District but we are requesting rezoning of the property to "PD" and a 10' landscape buffer variance along Louisiana Street and S Wilson Boulevard. The reason for rezoning of the site is due to small size of the lot, no more than 10' of landscape buffer can be provided along W. Louisiana street and S Wilson Boulevard, otherwise the depth of the proposed building will be too small to be able to market it for any kind of business, instead we are providing more landscape area at the intersection of W Louisiana Street and S Wilson Creek Boulevard.

There are existing 8 inch water and sewer lines on Louisiana Street and the site drains to existing storm sewer lines on Louisiana Street and Wilson Creek Boulevard. There is no need for detention pond as the proposed stormwater run-off discharge from the site is the same as the existing condition.

If you have any questions regarding the above, please feel free to contact me at 214-718-9469 at your convenience.

With regards



Houshang Jahvani, P.E.