



February 23, 2018

Mr. Dennis Killough, Deputy Director
Planning & Development
City of Southlake
1400 Main Street, Suite 300
Southlake, TX 76092

RE: PROFESSIONAL OFFICE DEVELOPMENTS
Lots 4A & 7R, Block 1, Mesco Addition
2110 SH 114 & 420 N. Kimball Ave., Southlake

Mr. Killough:

Please be informed that Mayse Properties wishes to proceed with development of two platted lots located at the referenced addresses. These are both single-story professional office buildings, located near the northwest corner of SH 114 and N. Kimball Avenue. A formal Site Development Plan Application will be submitted next week; in the meantime, we are available to present this project to the Corridor Planning Committee.

Each of the two sites are less than one-acre and abut constructed facilities; please refer to the enclosed Site Development Plans. The access drive locations are defined by the adjacent facilities; and the parking must therefore be located at the front, and the buildings at the back of each lot.

The proposed buildings are of masonry construction with stucco and metal siding accents. Both incorporate articulation, and provide towers of differing heights; see enclosed building elevations. These are professional office buildings that meet or exceed the zoning, overlay district and development criteria.

Mayse Properties is actively marketing these offices; and although a tenant has not yet been identified, adequate parking is proposed to accommodate a mostly medical use.

Sincerely:

BAIRD, HAMPTON & BROWN

A handwritten signature in blue ink, appearing to read 'Konstantine Bakintas', is written over a light blue circular scribble.

Konstantine Bakintas, PE
Principal, Sr. Civil Engineer

3801 William D Tate, Suite 500 | Grapevine, TX 76051 | PH: 817-251-8550 | FX: 817-251-8810

TBPE Firm #44, TBPLS Firm #10011300, #10011302, #10194146

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Enclosure: Exhibit of Zoning Ordinance 480-217 Concept Plan
Site Development Plans – both lots
Building Elevations – both buildings

CC: Gerry Schwarz – Schwarz Hanson Architects
Michael Unell – Tryton FW Construction

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ZONING ORDINANCE 480-217
CONCEPT PLAN
Approved 9/17/1996

