



4570 Westgrove Drive
Suite 145
Addison, Texas 75001

February 14, 2018

City of McKinney
Planning Department
221 N. Tennessee Street
McKinney, Texas 75070
Attn: Mr. Brian Lockley, McKinney Planning Director,
Mr. Matt Richardson, McKinney Engineer

Re: Revised letter of Intent and Variance/Appeal Request to City Council

Gentlemen,

Please consider this letter a revised Letter of Intent and Variance Request from certain development requirements as set forth in the comments from City staff on the proposed Cambridge Meadows subdivision (approximately 330 lots at the southwest corner of CR 409 and CR 412 in the McKinney ETJ). The re-submitted plat has been revised to accommodate the prior requests by staff to redesign the internal streets of tract to conform to the development standards of McKinney. We request that such preliminary plat be approved without the following conditions:

1. That there be no condition imposed that McKinney provide either water or sewer service for the subdivision or that McKinney charge any water or sewer fees for this development. North Collin Water District should be allowed to serve this project with water, provided fire flow standards are met. No sewer service is being requested from the City of McKinney, and no easements exist for McKinney to provide water or sewer service. North Collin has assured us fire flows are met and is preparing a report on such. A package treatment plant, permitted by TCEQ, should be allowed to serve the subdivision, as McKinney sewer service is approximately 3 miles away and there does not exist right of way to reach this point.
2. That requested possible off-site road improvements in the County not be imposed as these are county, not City roads. As such, there should be no traffic impact analysis required, since no impact fee studies exist for these roads that justify either the imposition of exactions or fees on this project.

A (non-exclusive) legal analysis regarding the above conditions is contained in the attached letter, dated January 17, 2018, from Attorney Art Anderson to City Attorney Mark Houser. Please let us know as soon as possible whether staff will approve the preliminary plat without the above conditions, as there has already been lengthy delay in the processing of this plat.

If staff or P&Z will not so approve the preliminary plat with these requests, please schedule a hearing regarding approval of this preliminary plat, with appropriate (lawful) conditions, before the City Council at its next meeting so that an appeal can be made to them for a final decision.

Sincerely,

Texas Development Services

A handwritten signature in black ink, appearing to read "Paul W. Hedges". The signature is written in a cursive style with a large, looping initial "P".