

# PETSCHE & ASSOCIATES, INC.

Professional Engineers • Land Surveyors • Development Consultants

December 14, 2020

CITY OF MCKINNEY PLANNING DEPARTMENT  
221 N. Tennessee  
McKinney, Texas 75069

Attn: Jennifer Arnold, Director

Re: Letter of Intent  
Erwin Farms – Phase 4  
Applications for Voluntary Annexation / Zoning

Dear Ms. Arnold:

We are hereby requesting on behalf of Joplin Partners, LTD, the review and approval of our applications for the following:

- I. **Voluntary annexation of one parcel depicted as the Erwin Farms Phase 4, containing 60.123 Acres, and located generally south of CR 164 and east of CR 943.**
  
- II. **Simultaneous zoning to P.D. Planned Development in accordance with Section 146, Zoning Regulations for Single Family Residence District Regulations of the City of McKinney Zoning Ordinance to develop in accordance with the Erwin Farms Phase 4 Development Agreement that is scheduled for review and approval at the City of McKinney City Council meeting on Dec. 15, 2020.**

All of the foregoing is depicted on the attached proposed Master General Development Plan. We request that this be included as an exhibit to our zoning approval. We believe our applications to be in substantial conformance with the concurrent Erwin Farms Phase 4 Development Agreement. Upon completion of your review please place these items on the next available City Planning and Zoning Commission agenda.

You will find enclosed Check No \_\_\_\_\_ in the amounts of \$1,926.23 for the application fees listed below:

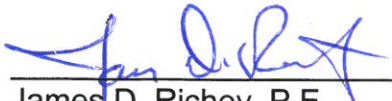
Annexation:	\$ 325.00
Zoning:	\$1,601.23
<b>Total</b>	<b>\$1,926.23</b>

Erwin Farms - Phase 4  
Annex. / Zoning  
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Please do not hesitate to contact me at this office should you have any questions or require additional information.

Sincerely,

**PETSCH & ASSOCIATES, INC.**



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James D. Richey, P.E.

Vice President

Texas Registered Engineering Firm F-3252

2600 Eldorado Pkwy, Suite 240

McKinney, TX 75070

cc: A/A File