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By PLANNING DEPARTMENT at 10:20 am, Feb 17, 2015

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February 16, 2015

City of McKinney Planning Staff and
Members of the Planning and Zoning Commission
221 N. Tennessee
McKinney, TX 75069

**RE: Preliminary / Final Plat
Spicewood at Craig Ranch
JBI Project No. CTR014**

Dear Planning Staff and City Council Members:

On behalf of Contour Land Partners 6, Ltd. and Spicewood Land Holdings, Ltd. please accept this letter of intent to consider approval of a Preliminary / Final Plat for Spicewood at Craig Ranch. The plat area is 22.327 acres consisting of 193 single family lots. This project is located on the southeast corner of the intersection of Collin-McKinney Parkway & Millie Way. Twelve common areas are proposed with this plat. A facilities agreement will not be needed for this plat.

Lots 12-21, Block F are proposed to front on a common open space, specifically Common Area 1 Block F. Since these lots do not front on a public street, we request a variance to allow these lots to not front on a street right-of-way. Vehicular access will be from the rear alley. Per city staff, we are agreeable to the following design constraints:

1. Lots 13-20, Block F will be required to have a residential fire sprinkler system.
2. We will increase the typical alley section backing the lots that will not face a public street (Lots 12-21, Block F) from a 17' right-of-way and 12' of pavement to a 20' right-of-way and 15' of pavement.
3. Additional utility easements will be dedicated on the lots adjacent to the widened alley to ensure no franchise utilities, gas, electric or phone will be within the city right-of-way.

At the request of the planning department I have also included an exhibit showing the 16 on street parking spaces fronting the block in question. Required parking per ordinance is obtained in the rear of the lots. These 16 spaces are additional spaces for public use.

We respectfully request this item be considered at the March 3, 2015 City Council meeting. Please contact me if you have any questions.

Sincerely,

JBI PARTNERS, INC.

Joshua Luke, PE