

July 6, 2017
PI No: R0007903.01

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

Re: PRELIMINARY-FINAL PLAT
SHENANDOAH RANCH ADDITION
McKinney, Texas

Dear Sir or Madam:

This proposed preliminary-final plat is to subdivide an existing 66.7 Acre tract into 2 lots. The purpose of subdividing the property is for the current owner to sell a lot to a family member for the construction of one single-family residence. The property is located on the east side of F.M. 543 (Trinity Falls Parkway), approximately 4,200 feet north of Laud Howell Parkway. The property was recently annexed into the City of McKinney. Due to the location of the property and lack of nearby City utilities and proportionality of required improvements relative to the impact of one single family home, the owner respectfully requests the following variances from City of McKinney ordinances:

1. Approval of a variance to Section 142-105 of the Subdivision Ordinance waiving the requirement to construct public streets including the associated street lighting and sidewalks adjacent to the subject property.
2. Approval of a variance to Section 142-105 of the Subdivision Ordinance waiving the requirement to construct sanitary sewer and water lines to the subject property and extend them to the adjacent upstream property.
3. Approval of a variance to Section 142-105 of the Subdivision Ordinance allowing the use of individual septic system for the one new home to be constructed.
4. Approval of a variance to the Storm Water Management Ordinance waiving the requirement to collect drainage in an underground storm water system.
5. Approval of a variance to the Storm Water Management Ordinance prohibiting lot to lot drainage.
6. Approval of a variance to the 2012 Edition of the International Fire Code, including local amendments, waiving the requirement that fire hydrants and minimum fire flows be provided.
7. Approval of a variance to Section 142-105 of the Subdivision Ordinance requiring construction of median landscaping or payment of fee, in lieu thereof (see attached letter from owner).

If you have any questions regarding the above items, or need any additional information, please call me at your convenience.

Sincerely,



Arlyn W. Samuelson, PE

AWS

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