



16301 Quorum Drive  
Suite 200 B  
Addison, Texas 75001

T.972.248.7676  
F.972.248.1414

June 13, 2011

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

**RE: Concept Plan  
Village Park North, Phase 2A (26.401 Acres / 58 single family lots)  
Village Park North, Phase 2B (14.231 Acres / 52 single family lots)  
JBI Project No. LIC017**

Planning Staff and Planning and Zoning Commission Members:

On behalf of McKinney Village Park North, L.P., please accept this letter of intent to consider approval of a Concept Plan for the subject properties located at the northeast corner of Colt Lane and Larkspur Drive in the Village Park neighborhood. Record plats for these same properties have been submitted and approved by the City. Approval of this concept plan would apply to all 110 single family lots in these two developments.

The existing zoning for the property is PD Ordinance 2005-01-005. This PD specifies use and development of the property shall conform to PD Ordinance 02-05-038. Section IV.A.2.c of PD Ordinance 02-05-038 allows a reduction of the setback between an attached garage and the front façade of the house from 20 feet to not less than 10 feet. Previous cases in 2010 and 2004 for other phases of Village Park requested the same setback reduction and both were approved by the Planning and Zoning Commission.

After numerous discussions with homebuilders, the applicant has determined a setback reduction is needed to keep floor plans competitive with market demands and to create more appealing exterior elevations. The reduction gives flexibility to the builders to design floor plans and elevations that are currently being demanded by buyers, without sacrificing the character of the neighborhood.

We respectfully request this item be considered at the July 12, 2011 Planning and Zoning Commission meeting.

Please contact me if you have any questions. Thank you.

Sincerely,

JBI Partners, Inc.



Jeff Miles  
EVP / Partner