



6750 Hillcrest Plaza Dr., Ste. 215  
Dallas, TX 75230 (972) 490-7090 Fax (972) 490-7099  
TEXAS ENGINEERING FIRM REGISTRATION No. 89  
TEXAS SURVEYOR FIRM REGISTRATION No. 10086600

June 22, 2020

City of McKinney  
Planning Department  
221 N. Tennessee Street  
McKinney, Texas 75070

RE: Letter of Intent – Oxford Place Addition Preliminary Plat Submittal

Dear Staff:

This proposed project is located in the ETJ of the City of McKinney at the southwest corner of County Road 412 and County Road 409 and contains approximately 82.5 acres. This will be a single-family subdivision consisting of 335 lots, 333 lots new buildable lots, one 1.5-acre lot, one “public works” lot for and on-site sewage treatment plant and 9 common areas for landscape buffers and detention ponds. The preliminary plat, preliminary engineer exhibits (water, sanitary sewer, and drainage), setback exhibit and offsite water and sanitary sewer exhibits are being submitted in this package for your review and approval.

It is our intent to connect to the existing water system located adjacent to the tract in CR 412 and CR 409 owned by North Collin Special Utility District. There is a 10” water main in CR 412 and an 8” main in CR 409. A study by Eddie Daniels for North Collin Special Utility District which studied the system to evaluate the fire flows and delivery of water to the subdivision and to verify we have met the water demand and fire flow requirements. The report and supporting documents have been previously approved by McKinney. The updated letter of Mr. Daniels is included with the package. There are off-site improvements required to meet the demand. My client will make those improvements. If any variances are required for this water delivery proposal, please include them as part of this package.

Sanitary sewer will be provided via an on-site wastewater treatment plant which has been permitted by TCEQ. The TCEQ permit for the treatment plat has granted with Permit No. WQ0015666001, issued October 29, 2019. Please include a variance request to not use McKinney water and sewer—as these are located near this plat.

The Lots interior to the subdivision will be designed to meet or exceed the requirements of Engineering Design Manual issued by McKinney. The lots are minimum 50-foot wide and 5000 square feet in size and the grading plan will be designed to not allow lot to lot drainage, Storm



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sewer system will be sized to McKinney's design parameters, Detention will be provided and an outfall structure to limit the outfall not to exceed existing conditions.

Additionally, the Client has agreed to improve the perimeter streets adjacent to the subdivision and along CR 412 to FM 2933, and from the corner of 412 and 409 to the entrance of the subdivision on 409. The design standards will conform to the Collin County design regulations and will be coordinated with Collin County engineering. Client agrees to pay its roughly proportionate share of these costs and requests that the City perform a cost study to determine the roughly proportionate share of Client's costs.

McKinney is not legally allowed to require a TIA (traffic impact analysis) for property in its ETJ as McKinney is prohibited from charging impact fees for roadway improvements in its ETJ and impact fees are defined to include "contributions in aid of construction.) See Texas Local Government Code 395.001 (b) and 395.001 (4). However, this issue may be moot as the applicant has agreed to improve CR 412 to a 24 foot width, and 409 to the subdivision entrance. However, if staff prefers to require a variance regarding a TIA, such should be included.

The applicant does not believe that McKinney has the right to apply its landscape and buffering ordinance to this property located in its ETJ. Section 212.003 (a) specifically forbids a municipality from regulating "(1) the use of any building or property for business, industrial, residential, or other purpose." Such landscape and buffering ordinance seeks to restrict the use of property to landscape /buffering uses and is clearly prohibited from application to the ETJ by Section 212.003 (a) quoted above. Nevertheless, if staff feels that a variance from the landscape/buffering standard is required, or any other variances are required, please include such.

Please do not hesitate to contact me if you need any additional information of have any questions. That you for taking the time to review the preliminary plat submittal package.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brian Umberger', is written over the typed name.

Brian Umberger, P.E.

Texas Development Services, LLC