



**RECEIVED**

*By Planning Department at 3:21 pm, Sep 29, 2016*

September 28, 2016

City of McKinney  
Planning Department  
222 North Tennessee Street  
McKinney, Texas 75069

Re: Letter of Intent: Parkside at Craig Ranch, Phase 4  
Preliminary-Final Plat

To Whom It May Concern:

This is the Letter of Intent for the Preliminary-Final Plat Submittal for the project Parkside at Craig Ranch, Phase 4. This is the fourth phase of a six phase project. The primary use is multi-family residential, with limited retail. The Phase 4 site is located approximately 600 feet north of Henneman Way, directly east of Meyer Way, and approximately 400 feet south of Van Tuyl Parkway. This site is north of Craig Ranch Phase 2, which is at the northeast corner of the intersection of Meyer Way and Henneman Way in McKinney, Texas.

With this preliminary-final plat, Phase 4 is dedicated as Lot 6R1 (8.698 acres), the portion of land southeast of the intersection of Van Tuyl Parkway and Meyer Way is dedicated as Lot 7 (6.155 acres), and the land southwest of the intersection of Van Tuyl Parkway and Alma Road is dedicated as Lot 1R4 (6.099 acres).

The current zoning district is Planned Development Ordinance 2015-07-067. A 0.80-acre open space area for a sports field is to be included on the Phase 4 site, along with a linear park. The requested variance for this project regards the 150-foot fire lane hose lay requirement. On the north of the site near the open space, an exterior standpipe connection is proposed to satisfy the fire departments service need. The McKinney Fire Department has approved this variance.

Should you have any questions or comments, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in blue ink, appearing to be "R. Shaw", written over a faint blue circular stamp.

Robert Shaw

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Dallas, Texas 75225  
214.635.4720  
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