



February 14, 2022

Jennifer Arnold
City of McKinney Planning Dept.
221 N. Tennessee St.
McKinney, TX 75069

**RE: *Letter of Intent Preliminary Final Plat for Trinity Falls Planning Unit 6
McKinney, TX***

Dear Ms. Arnold,

Please find attached the Preliminary-Final Plat for Trinity Falls Planning Unit 6, a single-family residential development. The subject property is located northeast of the intersection of Parkland Crescent and Trinity Falls Parkway (CR 281) in the City of McKinney Extraterritorial Jurisdiction. The site is +/- 142.71 acres in size, contains 505 residential lots and 35 common areas for screening, buffering, and drainage purposes.

Two (2) variances are being requested to the Planning Department. A variance for the mews lots that are fronting onto Common Area G-3 and a variance for the common area buffer adjacent to streets per Sec 142-106 Table 1. The mews lot variance is being requested to allow for a meandering trail and additional trees to be placed in front of the lots along the collector road. The common area buffer variance is being requested to reduce the amount of required common areas adjacent to streets with rights-of-way greater than 60' from 20' to 10'. This reduction in common area width will be offset by providing a landscaped median and landscaping along the reduced common areas as shown on the attached "Street Sections Concepts" Exhibit under the enhanced entry concept section. The variance is being requested to prevent losing the enhanced medians shown on the aforementioned exhibit. The required landscaping will match the current City of McKinney code landscaping at all locations. The divided residential roadway sections are proposed to utilize standard wood builder fence in lieu of stone screenwalls. The screening at the two lots adjacent to the collector roadway will contain the City of McKinney standard screening for a 60' R.O.W. The "Standard 50' R.O.W." section is also shown for reference to illustrate the landscape additions with the wider street section. This variance will also be used for two (2) additional lots adjacent to the collector roadway. These lots have large common areas +/- 12' near them that will also allow for landscaping to be installed to provide buffer for these lots. They are also near roundabouts that will include landscaping to enhance these areas of the neighborhood.

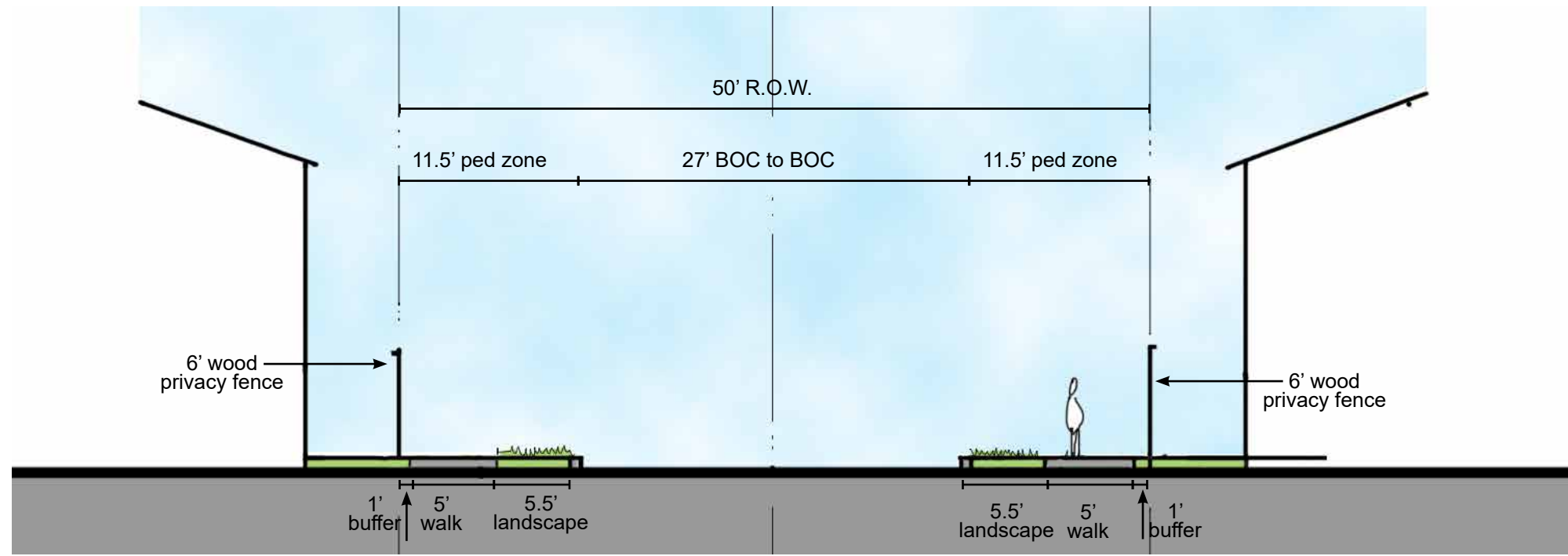
An additional two (2) variances are being requested to the Engineering Department. The engineering design variance request forms are attached. These variances are for the use of stop signs to break up tangency requirements and for a reduction of the spacing between intersections. Two (2) variances have also been submitted to and approved by the Fire Department for the additional hose lay length and the ability to service lots from a collector road. The approved variances from the fire department are attached.

Please contact me at (972) 335-3580 or jackson.woodruff@kimley-horn.com should you have any questions.

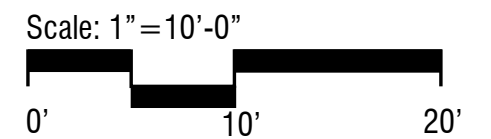
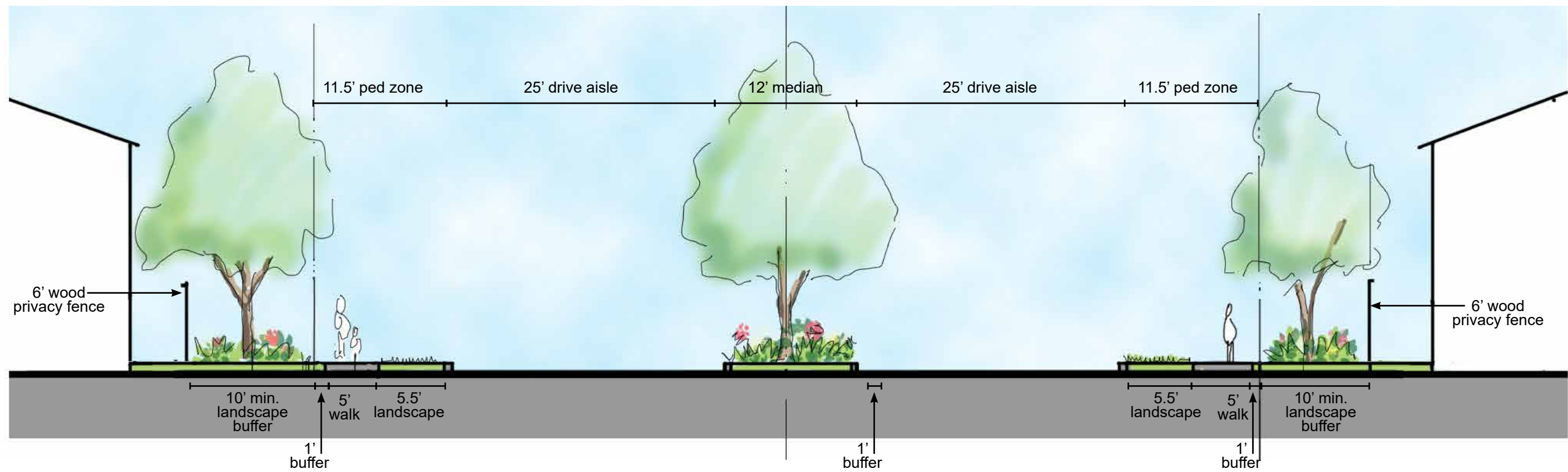
Sincerely,

Jackson D. Woodruff, P.E.
Project Manager

STANDARD 50' R.O.W.



ENHANCED ENTRY CONCEPT



STREET SECTION CONCEPTS

JANUARY 27, 2022