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April 12, 2012

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

**RE: Concept Plan
Village Park, Phase 2C & 2D
JBI Project No. LIC019**

Dear Planning Staff and Planning and Zoning Commission Members:

On behalf of McKinney Village Park, L.P., please accept this letter of intent to consider approval of a Concept Plan affecting a tract of land totaling 27.061 acres located southwest of Silverton Avenue and Sugar Valley Road in the Village Park neighborhood. The same tract of land is also being considered for a Preliminary/Final Plat for 150 single family lots. We are requesting that the Concept Plan, if approved, be applied to all 135 lots these two phases encompass.

The existing zoning for the property is PD Ordinance 2002-05-038. Section IV.A.2.c of the ordinance 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. Two previous cases, Village Park Phase 1 as well as Village Park Phase 2B requested the same setback reduction and 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 May 8, 2012 Planning and Zoning Commission meeting.

Please contact me if you have any questions.

Sincerely,

JBI PARTNERS, INC.

A handwritten signature in black ink, appearing to read "Joshua Luke", followed by a long horizontal line extending to the right.

Joshua Luke, P.E.

