



July 15, 2022

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

RE: 1544 County Road 362 - One Phase Single Family Subdivision – Submittal: Preliminary Plat
+/- 12.456 Acres
City of McKinney ETJ

Dear Planning Department,

On behalf of Small Community Build, Thomas Caliber Engineering (TCE) respectfully submits the attached request for the City of McKinney's review for the Preliminary Plat. The subject property is approximately 12.456 acres located on the southeast corner of Miller Road (County Road 339) and County Road 362.

The proposed development has eight (8) single family minimum 1.0-acre lots and one (1) lot as a proposed amenity lot (common area). The amenity lot is proposed for possible amenity center or recreational area for resident use. The lots will be served by septic systems for sanitary sewer and North Collin Special Utility District for water. The owner is also requesting to waive the 20-ft HOA Common Area adjacent to arterial roadways (Miller Road and County Road 362).

Specific Variance Requests include:

1. Minimum Lot Sizes of 1.0 Acre
2. Waive 20-ft HOA Common Areas adjacent to Arterial roadways. Owner proposes to address the 20-ft common areas in the Developers Agreement to ensure no structures are constructed and landscaping is provided within these areas that is acceptable to the City of McKinney.

We respectfully request consideration by the Planning and Zoning Commission. Please do not hesitate to call TCE with any additional concerns. My cell number is (214) 679-9801.

Sincerely,
Thomas Caliber Engineering, LLC
Texas Board of Professional Engineers Firm Registration #11671

A handwritten signature in blue ink that reads "Troy O. Thomas".

Troy O. Thomas, P.E.
Principal

Enclosure

Cc: Ramana Kumar, Small Community Build, LLC
Magesh Tarala, Small Community Build, LLC

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