



Sparr Surveys
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August 15, 2013

City of McKinney
Planning Department
221 N. Tennessee St.
P.O. Box 517
McKinney, TX 75069

RE: Letter of Intent
Cross Creek Reserve

The property is a 17.90 acre tract of land situated in the Daniel J. Franklin Survey, Abstract No. 329. The physical address of the property is 6404 County Road 165, McKinney, TX, 75071 situated approximately 1900 feet north of FM 1461. The property is located within the ETJ boundaries of the City of McKinney.

This is a single phase development of a two lot subdivision with the addition being identified as Cross Creek Reserve. The owner of the property is not contemplating the construction of any new improvements including waterlines, sewer, paving or drainage facilities.

The proposed subdivision is not located within the corporate limits of the City of McKinney but is located within the city's extraterritorial jurisdiction. In order to subdivide the subject property as proposed by the applicant, several variances to the requirements of the Subdivision Ordinance and International Fire Code are needed. These variances are indicated below:

1. Approval of a variance to Section 142-105 of the Subdivision Ordinance waiving the requirement to dedicate right-of-way for public rights-of-way.
2. Approval of a variance to Section 142-105 of the Subdivision Ordinance waiving the requirement to construct public streets including the associated street lighting and sidewalks adjacent to the subject property.
3. Approval of a variance to Section 142-105 of the Subdivision Ordinance waiving the requirement to construct sanitary sewer and water lines to the subject property and extend them to the adjacent upstream property.
4. Approval of a variance to Section 142-105 of the Subdivision Ordinance allowing the use of individual septic systems.
5. Approval of a variance to the Storm Water Management Ordinance waiving the requirement to collect drainage in an underground storm water system.

6. Approval of a variance to the Storm Water Management Ordinance prohibiting lot to lot drainage.

7. Approval of a variance to the 2006 Edition of the International Fire Code, including local amendments, waiving the requirement that fire hydrants and minimum fire flows be provided.

Respectfully Submitted

A handwritten signature in black ink, appearing to read 'Brad Sparr', with a stylized flourish at the end.

Brad Sparr, RPLS