

June 22, 2017

City of McKinney
Planning Department
221 North Tennessee Street
P.O. Box 517
McKinney, TX 75070

RE: Letter of Intent – Preliminary-Final Plat of Easterling Addition

To Whom It May Concern,

This Letter of Intent and attached Preliminary-Final Plat covers a portion of an existing 10.26-acre tract and an existing 10.117-acre tract in the Phillip Smith Survey, Abstract No. 851 & the Polly Boone Survey, Abstract No. 1048 and located in the McKinney ETJ on Private Road 5042 being off of County Road 278, McKinney, Texas. The property is being sub-divided for sale as 2 lots and is not being developed beyond its current use. The south property line runs along Private Road 5042, the property is east of County Road 278 and bounded on the east by the DART Railroad Right-of-way.

The property is currently a used as an agricultural property. As shown on the Plat, the property line extends to the center of Private Road 5042.

Requested Variances:

Variance to Sec 142-99 of the Subdivision Ordinance waiving the requirement that single family lots shall have frontage on a public street.

Variance to Sec 142-103 and 142-105 of the Subdivision Ordinance waiving the requirement to dedicate right-of-way and construct public streets and related appurtenances; waiving the requirement to dedicate easements and construct public water and sanitary sewer utilities and allowing the use of onsite septic facilities; and waiving the requirement to dedicate easements and construct public storm sewer and drainage facilities.

Variance to Sec 130-301 and 130-302 of the Stormwater Management Ordinance waiving the requirement that drainage facilities to be designed for fully developed 100-year flows; waiving the requirement that a downstream assessment be provided or that stormwater detention be provided; and waiving the requirement that surface runoff from an individual lot be conveyed to a public right-of-way or an underground drainage system contained in an easement.

Variance to Sec 42-23 and 42-26 of the Fire Prevention Code waiving the requirements of the 2012 International Fire Code and local amendments that fire hydrants be provided and that minimum fire flows be provided.

Please contact me at 972-423-4372 or mike@roomeinc.com should you have any questions.

Sincerely,



Michael Cuzzo

Roome Land Surveying, Inc.