



July 17, 2023

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

**RE: Preliminary Plat
Pecan Hill
JBI Project No. FTH029**

Dear Planning Staff and Planning and Zoning Commission Members:

On behalf of First Texas Homes, Inc. please accept this letter of intent to consider approval of a Preliminary Plat for Pecan Hill. The plat area is 22.910 acres consisting of 64 residential single family lots and 3 HOA lots. This project is located at 901 N. Lake Forest Drive. The 3 HOA lots proposed with this plat will be used to enhance the neighborhood aesthetically and provide residences recreational areas. We respectfully request a design exception to not provide a 20' common area on either side of Hunter's Meadow.

We request this Preliminary Plat be considered at the next Planning and Zoning Commission meeting.

Please contact me if you have any questions.

Sincerely,

JBI PARTNERS, INC.

A handwritten signature in blue ink, appearing to read "JWK", with a wavy line extending to the right.

Jeff W. Klement, P.E.
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jklement@jbipartners.com