



December 20, 2024

Planning Department  
City of McKinney  
221 N. Tennessee  
McKinney, TX 75069

**RE: Letter of Intent – Minor Plat  
City File No. PLAT2024-0146  
Forest Grove Estates Lot 5 Replat-Minor Plat Application  
JBI Project No. PCG001**

To Whom It May Concern:

On behalf of Frederick D. Brown the owner, please accept this letter of intent and request for approval of a Replat-Minor plat of a tract of land totaling approximately 6.047 acres located northwest of the intersection of CR 2933 and CR 340. The following describes the tract:

- Acreage: 6.047 acres
- Project location: Northwest corner of CR 2933 and CR 340
- Development phasing: This is not a phased development
- Subdivision name: Forest Grove Estates, Lot 5, Block A
- Screening and Buffering Plans: Not applicable
- Proposed number of lots: 2 Residential Lots
- Common areas: 0
- Reason for proposed common areas: Not applicable
- Facilities agreement:
- Special considerations: The following variances are requested for this plat.
  1. The applicant receive a variance to Section 301-E (Improvements Required) of the Subdivision Ordinance to not escrow or construct Public Improvements and Stormwater Management Improvements, identified in a Facilities Agreement; and
  2. The applicant receive a variance to Section 307-C (Improvements) of the Subdivision Ordinance waiving the requirement to install roadway improvements identified in a Facilities Agreement; and
  3. The applicant receive a variance to Section 307-C (Improvements) of the Subdivision Ordinance waiving the requirement to install a water system, identified in a Facilities Agreement; and
  4. The applicant receive a variance to Section 307-C (Improvements) of the Subdivision Ordinance to not install a sanitary sewer system, identified in a Facilities Agreement; and
  5. The applicant receive a variance to Section 307-C (Improvements) of the Subdivision Ordinance to not install a storm water system, identified in a Facilities Agreement.



- Plat type: Replat-Minor Plat
- Type of development: Single family residential

Sincerely,

William J. Johnson, R.P.L.S.  
972-738-0234  
bjohnson@jbipartners.com