



April 5, 2021

City of McKinney
Development Services
221 N. Tennessee St.
McKinney, Texas 75069

RE: *Wilson Tract – Preliminary Final Re-Plat Letter of Intent*

Brian Lockley, Director of Planning,

The letter accompanies the application for a preliminary final replat submitted by me on behalf of the owners of the “Wilson Tract” and the applicant, Lennar, on April 5, 2021.

The +/- 74 acre property is located at the Southeast corner of Hardin Boulevard and Olympic Crossing Boulevard adjacent to the Preserve at Honey Creek and Trinity Falls single family developments. The future intersection of Hardin Boulevard and Olympic Crossing Boulevard is approximately 1,500 LF north of the intersection of Hardin Boulevard and FM 543 (Weston Road). The proposed development includes +/-254 single family detached lots, the associated Common Area lots, and City ROW to serve the development.

The applicant has two previously approved variance requests. One variance request confirms the capacity of 36” sewer main within Honey Creek and deviation from approved Sewer Basin map. The other variance request is the approval of street layout for general conformance and meeting the intent of the ordinance as generally shown in the variance request. Both variance requests were approved by Matt Richardson on February 22, 2021. Reference project number Z2021-0004. The applicant has no additional variance requests.

In addition, the full list of proposed street names can be seen below:

- Poptic Lane
- T B Wilson Drive
- Churchill Street
- Hughes Street
- Wisecarter Drive
- Gus Wilson Drive
- Skier Drive
- Sims Street
- Baugh Street
- Rutherford Lane
- Lercara Lane
- Clements Street
- Gilbert Street
- Madrid Falls Drive

- Gray Wolf Lane
- Parlier Street
- Settlers Drive
- Marshall Lane
- Wilson Homestead Drive

The applicant will be submitting a planning department application along with a preliminary final plat/replat package and requests that the be considered for approval at the earliest possible dates, but no later than the April 27th Planning and Zoning Meeting.

Sincerely,



Peyton E. McGee, PE (TX)

Kimley-Horn | 106 West Louisiana Street McKinney, TX 75069

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