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September 17, 2022

Mr. Jake Bennet  
City of McKinney  
Planning  
221 N. Tennessee Street  
McKinney, TX 75069

Re: Hidden Villas  
Letter of Intent

Dear Mr. Jake Bennett:

This document shall serve as the letter of intent to the City of McKinney for Hidden Villas at the southeast corner of Bush Drive & El Lago Drive.

- The site is zoned per existing ordinance is PD Ord. No. 1997-04-17
- The subject tract is 11.03 total acres
- The proposed townhomes will include 92– 24' x 45' Units & 16 – 15' x 45' Units
- The proposed development includes modification to the existing detention ponds
- The proposed layout utilizes El Lago Drive as the Fire Lane
- We propose public water and dedicate in public utility easements
- We propose private sewer
- We propose an inverted crown for the roadways with a storm drain centered in the drive
- We propose to abandon the existing 24-foot Fire Lane and Mutual Access Easement in the SE corner of the plat, as it is not in use
- We propose sidewalks along the north and south detention ponds
- We propose three site amenities that include a gathering area at the south pond, along with a walking sporting area with sitting at the north pond
- We request a variance for the requirement of a screening wall on the northwestern side of the property, starting from the end of the adjacent single-family lot until the northwest corner of the property. Due to an existing Oncor easement and no adjacent occupied residents through this segment we believe that the screening wall would not serve its purpose as the development will be at a higher elevation. Oncor is also unlikely to approve of such a structure within their easement limits. The ordinance we request the variance is from Sec. 146-132(3)(b)



Overall, we believe this development will be a beneficial and exciting addition to the community and look forward to working with you on this development. Thank you for your consideration in the matter.

Sincerely,

A handwritten signature in blue ink that reads "Shawn Graham".

Shawn Graham, PE  
Manager

SCG;ET/tmh

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