

Kimley»Horn

July 27, 2017

Mr. Brian Lockley
Director of Planning, City of McKinney
221 N. Tennessee Street
McKinney, Texas 75069

**RE: Preliminary-Final Replat Letter of Intent
Meridian at Gateway**

Mr. Lockley:

On behalf of McKinney Fairways, LLC (Property Owner) and Wilbow Corporation (Developer/Applicant), Kimley-Horn hereby requests approval of the Preliminary-Final Replat on an approximately 64 acre tract situated in the William Hemphill Survey, Abstract No 449 and the Joab Butler Survey, Abstract No 68 being all of Lot 2R1, Block A of the Greens of McKinney, Section 3. This project will be known as Meridian at Gateway. The developer intends to replat the property as 93 townhome lots, 90 patio home (single family) lots, 4 common areas and 1 remainder lot in accordance with the approved PD Zoning Ordinance 2017-04-040.

We would like to formally request the following subdivision variance.

- In lieu of the lot frontage requirements specified in Article IV, Section 142-99.b.3 of the Subdivision Ordinance, we request that Lots 1-4, Block A be allowed to have a muse configuration. This request is being made to comply with Atmos regulations regarding their existing 50' gas pipeline easement. We have provided a letter from Atmos to accompany this request.

The contact information for the developer and owner are provided below.

Developer:

Wilbow Corporation
Attn: Jennifer Rabon, VP Development
4131 N. Central Expressway, Suite 990, LB 13
Dallas, Texas 75204
E: jrabon@wilbowusa.com
P: 972-865-1343

Property Owner:

McKinney Fairways, LLC
c/o Lynd Residential Properties
Attn: Samuel Kasperek
8000 IH 10 West, Suite 1200
San Antonio, Texas 78230
E: skasperek@lyndworld.com
P: 210-798-8132

Please contact me at (972) 704-1176 or lori.lusk@kimley-horn.com should you have any questions.

Sincerely,



Lori Lusk, PE
Project Manager



Jennifer Rabon
VP Development, Wilbow Corporation