



January 11, 2021

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

RE: *Wilson Tract –Annexation Letter of Intent*

Brian Lockley, Director of Planning,

The letter accompanies the application for an annexation petition submitted by me on behalf of the owners of the “Wilson Tract” and the applicant, Lennar, on January 11, 2021.

The +/- 73 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 and the associated HOA lots and City ROW to serve the development.

In accordance with Section 43.0561 The City of McKinney provides emergency services, the property is in the McKinney ISD, and there are no railroad rights-of-way within the limits of the annexation boundary. The property is currently located within North Collin Water CCN and will require annexation into the city’s water CCN as part of an existing interlocal agreement. Grayson-Collin Electric CoOp is the electric provider and Atmos is the gas provider. Annexation of this property and the subsequent development of the proposed use satisfies the following objectives; Long Range Planning, Protect Future Development, and Capital Investments.

The applicant will be submitting a development agreement and requests that the annexation petition, zoning, and development agreement be considered for approval at the earliest possible dates, but no later than the April 6th City Council Meeting.

Sincerely,

Peyton E. McGee, PE (TX)

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

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