



June 6, 2022

Jennifer Arnold
Director of Planning
221 N. Tennessee
McKinney, Texas 75069

**RE: Letter of Intent – Preliminary Final Plat
Urbane Duo Addition
Approximately 14.65 Acres
McKinney Hwy Five Development, LLC
S&A Project Number: 02-190.01**

Dear Mrs. Arnold,

Please accept this correspondence as the formal Letter of Intent for a Preliminary Final Plat of the approximate 14.6-acre property located on the east side of State Highway 5 approximately 325' north of Plateau Drive. The site is currently zoned under PD Ordinance 2022-02-025.

It is the intent of this Preliminary Final Plat to develop the subject property as single family duplex lots in accordance with the existing development regulations associated with the zoning. The property will contain 63 lots and 4 common areas. As a part of this development, we request a variance be granted concerning the allowable tangent length of residential streets within the subject property. Due to the subject property's long and narrow shape this variance is required to maintain two points of access. Traffic calming devices will be installed in locations to be approved by the City of McKinney's Engineering Department to help mitigate the impact of this variance.

Thank you for your time and consideration in this matter. If you have any questions, please contact me at 469-424-5900 or at casey.gregory@thesanchezgroup.biz if this is more convenient.

Regards,

Casey Gregory, P.E.
Director of Engineering
Sanchez & Associates LLC