



May 13, 2019

Jennifer Arnold
Director of Planning
City of McKinney
221 N. Tennessee St.
McKinney, TX 75069

Re: Pre-Final Replat of Walnut Grove 1 Addition Block 2 Lots 4 & 5, and Tract 13 of BP Worley Survey Abs # 0995, McKinney, TX

Dear Jennifer:

The purpose of this letter of intent is to outline our request for a re-platting of the properties described below. This is our submission for Pre-Final Replat:

LOCATION AND ZONING OF THE PROPERTIES:

Walnut Grove Subdivision Block 2 Lot 4: A 1.918 acre parcel located at the northwest quadrant of US 380 (University Drive) and County Road 852 (Walnut Grove Road). The property is currently zoned "C2".

Walnut Grove Subdivision Block 2 Lot 5: A 1.9197 acre parcel located at the northwest corner of US 380 (University Drive) and County Road 852 (Walnut Grove Road). The property is currently zoned "C2".

BP Worley Survey Tract 13 Abs # 0995: A 1.919 acre parcel located at the northwest quadrant of US 380 (University Drive) and County Road 852 (Walnut Grove Road). The property is currently zoned "C2".

We are re-platting these three lots into four new lots and all development on these lots will be commercial in nature. Our infrastructure work in preparing these lots for development includes replacing the existing 10" water line with a new 12" water line, extending a new 8" sanitary sewer line through all the properties, and creating a regional storm water detention basin and release system for shared use by all the properties. Each property owner will be responsible for maintenance of their portion of the storm water detention improvements.

We will have a masonry screening wall, which will meet City of McKinney code, that runs along the northern boundary of the properties to screen the commercial development from single family residences.

We have no variance requests.

Sincerely,

A handwritten signature in black ink that reads "Ryan McIntosh". The signature is written in a cursive style with a large, stylized "R" and "M".

Ryan McIntosh

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