



January 11, 2021

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

RE: *Wilson Tract – Zoning Letter of Intent*

Brian Lockley, Director of Planning,

The letter accompanies the application for a zoning change 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.

Because the property is currently in the ETJ, an existing zoning district is not assigned to the property. The applicant requests that the proposed zoning be SF5, with no variance requests.

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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