



October 27, 2014

Michael Quint  
Director of Planning  
221 N. Tennessee  
McKinney, Texas 75069

**RE: Letter of Intent – Preliminary Final Plat**  
**Approximately 8.9 Acres**  
**North of McKinney Ranch Parkway approximately 1,000 feet east of Collin McKinney**  
**Parkway**  
**S&A Project Number: 02034.007**

Dear Mr. Quint:

Please accept this correspondence as the formal Letter of Intent for the submittal of a Preliminary Final plat for the above referenced property. This plat is for a Townhome development proposed on the subject property. At this time, our Client intends to develop 69 single-family attached townhome lots, 3 single family detached lots, and 3 common areas. Common areas are intended to be used as locations for monument signage, screening, and/or open space.

Over the past 9 months, my office has had discussions with staff in which city staff determined that the traffic volume on this section of McKinney Ranch Parkway does not warrant installation and maintenance of a Major Arterial on 120' of right-of-way. We, as the applicant, are in concurrence. We and Staff have concurred that an appropriate roadway designation in this area would be a Minor Arterial on 100' of right-of-way. For all developments along this section of McKinney Ranch Parkway, City Staff and S&A have been operating under the assumption that this roadway would be downgraded from a Major Arterial to a Minor Arterial. This is the first plat to request approval adjacent to this roadway, so a variance is being requested along with this plat to effectuate the ongoing discussions regarding this roadway designation.

Thank you for your time and consideration in this matter. If you have any questions, please contact me at 469-424-5900 or at [levi.wild@sanchezassociates.net](mailto:levi.wild@sanchezassociates.net) if this is more convenient.

Regards,

Levi A. Wild, PE  
President

CC: File