

**LETTER OF INTENT**  
**APPLICATION FOR PLATTING**

March 6, 2023

City of McKinney

**RE: Platting Application for 800 South Kentucky Street**

This platting application is being submitted by Gladiator Construction and Pools, LLC (the “Applicant”) on behalf of 800 South Kentucky LLC (the “Owner”) requesting a subdivision of the approximately 4.32 acres tract of land located at 800 Kentucky Street (Parcel Identification Number 1051756) (the Property).

The Applicant proposes to improve the property with thirty-four (34) luxury townhouse units. Each townhouse unit will be approximately 2,600 square feet (heated and cooled) and will include a minimum of three (3) bedrooms and two (2) bathrooms, with an attached garage (not to exceed the building height as permitted by the City of McKinney). The property has Condo/Townhouse zoning to the east (across the street) at multiple locations.

Our proposal for Townhomes as it relates to the surrounding uses, is a viable option for the property and the community. Within walking distance from this property, there is currently high-density residential, retail, restaurants, and other commercial options.

Respectfully, the “Applicant” and “Owners” request the City of McKinney, Mayor and Council, and Planning and Zoning Commission staff approval and support for the platting request to allow for the 34 residential lots, the most viable use of the subject property.

Respectfully,

Gladiator Construction and Pools, LLC

800 South Kentucky LLC

Owner