



December 18, 2018

Kathy Wright
Planning Department, City of McKinney
221 N. Tennessee Street
McKinney, Texas 75069

RE: *Letter of Intent – Meridian at Southgate Amenity Center Variance*

Dear Ms. Wright:

On behalf of Wilbow-Meridian, LLC (Property Owner), please find attached the Site Plan for Meridian at Southgate Amenity Center. The subject property is located off of Stewart Road within Lot CA-A1, Block A in the William Hemphill Survey, Abstract No. 449. The proposed amenity center is designed to be an amenity for the residence of the Meridian at Southgate subdivision and therefore we are proposing open, unobstructed views of the amenity center.

We hereby request the following variance to the Subdivision Ordinances:

- **In lieu of Article IV – Sec. 146-132, (3)a:** stating that a screening device shall be placed along the property line between any single family detached and non-residential use, we request that no screening device be placed in this location due to the desire of visibility for the residences of the community.
- **In lieu of Article IV – Section 146-135, (F)5:** stating that for all non-residential parcels, developers shall be required to plan once canopy tree per 40 linear feet within the associated landscape setback along thoroughfares. We have provided the number of trees required outside of the associated landscape buffer to meet our design intent. Also, there is a storm water line easement that runs through the 20' landscape buffer along Stewart Road; therefore, we request approval for the trees to not be located within the associated landscape buffer along Stewart Road and Dover Drive adjacent to the Amenity Center location

The contact information for the developer is provided below.

Developer:

Wilbow Corporation
Attn: Jennifer Rabon, VP Development
4131 N. Central Expressway, Suite 990, LB 13
Dallas, Texas 75204
E: jrabon@wilbowusa.com
P: 972-865-1343

Please contact me at (972) 731-2193 or jonathan.campbell@kimley-horn.com should you have any questions.

Sincerely,

Jonathan Campbell, PLA
Project Manager

Jennifer Rabon
VP Development, Wilbow Corporation