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March 1, 2021

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

Re: Letter of Intent supporting request for a zoning change for 461.518 acres in the C.A. Burns Survey/Abstract No. 109; S.W. Cash Survey/Abstract No. 237; Benjamin Thayer Survey/Abstract No. 915; Coleman Watson Survey/Abstract No. 945, Collin County, Texas (the “Property”)

Dear Planners:

This letter accompanies the application for a zoning change submitted by me on behalf of the owners, Starnes Creek Venture, Ltd., a Texas limited partnership (f/k/a Franklin Investment Company, a Texas partnership), and Robinson 83 Partners, L.P., a Texas limited partnership on March 1, 2021, and incorporates the information contained therein which is recited again as follows:

1. The acreage of the Property is 461.518 acres as shown on the Zoning Exhibit which accompanies the application.
2. The existing zoning on 378.518 acres is PD – Planned Development District under Ordinance No. 2014-03-016 (the “PD”) and on 83 acres is SF-5 under Ordinance No. 2014-12-093.
3. The applicant requests that the Property be rezoned to PD, Planned Development District, that includes four tracts as depicted on the Zoning Exhibit and further described in the accompanying Development Regulations. A concept plan has been included for illustrative purposes only.
4. The applicant proposes to construct a divided median entranceway off of Laud Howell Parkway (FM 1461) that will be enhanced with ornamental trees planted in the median to supplement the required street trees and an increased percentage of street yard landscaping associated therewith from the 15% required under Section 146-135(f)(1) to 30%, as enhancements required for consideration of a PD.

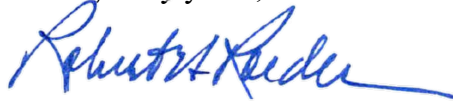
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5. There are no other considerations requested or required.
6. The subject property has approximately 1,643 feet of frontage on the north side of FM 1461; east of FM 2478; south of CR 125; west of CR 166; and has frontage on the west side of FM 168.
7. The applicant requests an appearance before the Planning and Zoning Commission and the City Council at the earliest possible dates.

In the event that any other information is required for this Letter of Intent, please refer to the application filed contemporaneously herewith.

Very truly yours,



Robert H. Roeder

RHR/mls

3177143

cc: Richard Franklin  
Sam Franklin