



ABERNATHY ROEDER
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EST. 1876

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September 7, 2021

City of McKinney
Planning Department
P.O. Box 517
McKinney, Texas 75069

Re: Letter of Intent supporting a General Development Plan required under the Cross F PD, Ordinance 1703, for 140.061 acres in the Meredith Hart Survey, Abstract 371, in the City of McKinney, Collin County, Texas (the “Property”)

Dear Planners:

This letter of intent incorporates the application for a General Development Plan conforming to the requirements of the Cross F PD, Ordinance 1703, submitted by me on behalf of the owner, Bloomdale 140, LP, a Texas limited partnership, on September 7, 2021, together with the information contained therein as follows:


1. The acreage of the subject property is 140.061 acres as described in the Metes and Bounds description submitted with the application.
2. The existing zoning on the tract is Cross F PD - Planned Development Ordinance No. 1703 (the “PD”).
3. Approval of a General Development Plan is the first step in a three-step process that includes the subsequent submission of a concept plan and finally site plans. The General Development Plan submitted herewith conforms to all of the requirements under the Cross F PD. All uses shown on the General Development Plan are allowed uses under the Cross F PD and the General Development Plan contains all information required for its review and approval by the Planning and Zoning Commission and the City Council.
4. No property owners association is anticipated at this time.
5. The subject property is located at CR 164 on the west side, CR 201 on the north side, Community Ave on the east side, and Bloomdale Rd on the south side.
6. The applicant requests an appearance before the Planning and Zoning Commission and the City Council at the earliest possible dates.

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

Very truly yours,

A handwritten signature in blue ink, appearing to read "Robert H. Roeder", with a long horizontal flourish extending to the right.

Robert H. Roeder

RHR/mls

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