



December 30, 2020

CITY OF MCKINNEY PLANNING DEPARTMENT  
221 N. Tennessee  
McKinney, Texas 75069

Attn: Jennifer Arnold, Director

RE: Willow Wood – Phase 8  
Application for Voluntary Annexation / Zoning

Dear Ms. Arnold:

We are hereby requesting on behalf of McKinney Partners 306, LP the review and approval of our applications on the earliest available City Council meeting agenda for the following:

- I. Voluntary annexation of one parcel depicted as Willow Wood, Phase 8, containing 20.24 acres of the Abstract A1048 Polly A Boone Survey, Tract 52, and located generally south of CR 278 and west of CR 338.
- II. Simultaneous zoning to P. D. Planned Development in accordance with Section 146, Zoning Regulations for Single Family Residence District Regulations of the City of McKinney Zoning Ordinance to develop in accordance with the Development Agreement (13-612) and as depicted on the attached Development Plan.

The property is currently owned by REA Capital, LP (R. E. Aycock, Jr.) and is under contract to be purchased by McKinney Partners 306, LP, an affiliate of Amalgamated Properties, LLC. There are currently no people residing on the property.

This extension of the current Willow Wood development will protect future development from inadequate design and construction standards through the extension of the City's land use regulations and building codes in the ETJ.

Please do not hesitate to contact me directly if you need any additional information or have any questions regarding this request.

Sincerely,

A handwritten signature in blue ink that reads 'Steven M. Fluker'.

Steven M. Fluker  
Vice President  
Amalgamated Properties, LLC  
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Addison, TX 75001  
214-545-0959

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