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## ABERNATHY ROEDER BOYD HULLETT

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December 28, 2020

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

Re: Letter of Intent supporting request for a PD zoning change for 111.588 acres located in the Meredith Hart Survey, Abstract 371, Block A, Lot 2, Addison Wilson Addition, in the City of McKinney, Collin County, Texas (the "Property")

Dear Planners:

This letter of intent incorporates the application for a PD zoning change submitted by me on behalf of the owner, Central & 543, LLC, a Texas limited liability company, on December 28, 2020, together with the information contained therein as follows:

1. The acreage of the Property is 111.588 acres as described in the Metes and Bounds description submitted with the application. A Zoning Exhibit is submitted herewith.
2. The existing zoning of the Property is controlled by Ordinance No. 2013-07-065, 2015-07-073, and Ordinance No. 2017-03-031 (collectively, the "PD").
3. The Owner has recently exchanged with the adjoining landowner portions of the land covered by the existing PD as shown on the attached Conveyance Plat. The result of the exchange is that a portion of the property originally covered by the existing PD is no longer controlled by the Owner, and land which the Owner acquired in the exchange is not covered within the existing PD. It is the Owner's intent in filing this zoning application to rearrange the location of the uses permitted under the existing PD to include the newly-acquired property and delete from the PD the property conveyed to the adjoining landowner. It is not the Owner's intent to create major deviations from the content of the Code Book adopted with the existing PD, but merely to realign those uses with the new configuration of the Property.
4. Accompanying this application is a revised Code Book that incorporates a new Regulating Plan covering all of the Property. The Applicant requests that the Property be rezoned to a new PD that will allow it to be developed according to the Wilson District Planned Development Code attached hereto.

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5. The provisions for development contained in the Code Book meet the exceptional quality requirement of the PD.

6. The subject property is located at the northeast corner of Laud Howell Parkway (543) and U. S. Highway 75, City of McKinney, Texas.

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 previously filed.

Very truly yours,



Robert H. Roeder

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