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ABERNATHY ROEDER BOYD HULLETT

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Robert H. Roeder
roeder@abernathy-law.com

1700 Redbud Boulevard, Suite 300 | McKinney, Texas 75069
Main: 214.544.4000 | Fax: 214.544.4044

October 18, 2021

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

Re: Letter of Intent supporting request for a zoning change for 21.933 acres located in the G. Fitzhugh Survey, Abstract 321 and the Esom Harris Survey, Abstract 400, in the City of McKinney, Collin County, Texas (the “Property”)

Dear Planners:

This letter of intent incorporates the application for a zoning change submitted by me on behalf of the owner, Roanoke Manor, L.L.C., a Missouri limited liability company, on October 18, 2021, together with the information contained therein as follows:

1. The acreage of the Property is 21.933 acres as described in the Metes and Bounds description submitted with the application. A Zoning Exhibit is submitted herewith.
2. The existing zoning on the Property is PD – Planned Development under Ordinance No. 2000-09-065, and is designated therein as C-Planned Center. The Property is subject to the Corridor Commercial Overlay District – High Rise and the REC – Regional Employment Center Overlay District.
3. The Applicant requests that the Property be rezoned to C3, Regional Commercial according to Section 146-113 of the City’s Code of Ordinances.
4. The Property is located on the south side of Collin McKinney Parkway, east of Tina Drive, and fronts on the north access road of the Sam Rayburn Tollway.
7. 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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