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May 3, 2021

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

Re: Letter of Intent supporting request for a zoning change for 282.68 acres in the Lang C Searcy Survey, Abstract No. 816, Collin County, Texas (the “Property”)

Dear Planners:

This letter accompanies the application for a zoning change submitted by me on behalf of the owners, Seeing Stars, Ltd., a Texas limited partnership, and St. Andrews Interests, LLC, a Texas limited liability company, on May 3, 2021, and incorporates the information contained therein which is recited again as follows:

1. The acreage of the Property is 282.68 acres as shown on the Zoning Exhibit which accompanies the application.
2. The existing zoning is PD – Planned Development District under Ordinance No. 2006-06-073 (the “PD).
3. The applicant requests that the Property be rezoned to PD, Planned Development District, as described in the accompanying Development Regulations.
4. As an enhancement required for consideration of a PD, the applicant proposes to provide a divided entrance into the Property from Bloomdale Road (CR 123) containing a landscaped median separating the traffic entering the neighborhood from the traffic existing the neighborhood being at least 10 feet wide and at least 30 feet long that is completely covered in living plant materials with an underground irrigation system and within which at least one canopy tree and two ornamental trees are planted for every 30 linear feet that the median extends in length, all to be maintained by a property owners’ association.

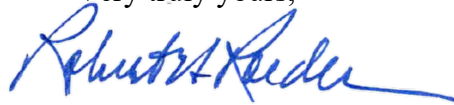
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5. There are no other considerations requested or required.
6. The subject property is located at the NEC of Custer Road and Bloomdale Road, west of CR 163.
7. The applicant requests an appearance before the Planning and Zoning Commission and the City 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

3369858

cc: Austin T. Reilly
Jay Grogan