

**SHUPE VENTURA, PLLC,**  
**Attorneys and Counselors**  
**500 Main St | Suite 800 | Fort Worth, TX 76102**

February 3, 2017

McKinney Planning and Zoning Commission  
City of McKinney  
c/o Aaron Bloxham  
221 N. Tennessee Street  
McKinney, Texas 75069

Melissa Lindelow  
817.405.9937  
melissa.lindelow@svlandlaw.com

Re: Zoning Case #16-308Z - Request to Rezone Property Located at US Highway 75 and Laud Howell Parkway (the "Zoning Site") from AG to PD


Dear Members of the Planning and Zoning Commission:

Central & Fannin Wilson 155, LLLP owns the tract of land at the corner of Laud Howell Parkway and Trinity Falls Parkway adjacent to the Zoning Site, as shown on at the attached exhibit (the "Adjacent Property"), and recently became aware of this zoning case through its broker. As part of the zoning submittal for case #16-308Z, the applicant submitted an exhibit to the proposed PD regulations showing three access drives through the Adjacent Property without the consent of the owner. See the access points circled in red on the attachment.

Although the owners of these neighboring properties have discussed access issues in the past, no access rights have been granted, and Central & Fannin Wilson 155, LLLP objects to the approval of any document that shows access through its property. Any attempt to try to force access to be granted through the Adjacent Property is inappropriate and could negatively impact the rights of Central & Fannin Wilson 155, LLLP. Additionally, the PD (if approved) has no legal effect beyond the boundaries of the Zoning Site; therefore, the off-site access points should be removed from the PD to avoid confusion during the zoning approval process and later in the development process.

On behalf of Central & Fannin Wilson 155, LLLP, I request that the off-site access points through the Adjacent Property be removed from the regulating plan for case #16-308Z and any other zoning documents that show the proposed off-site access. In the alternative, I request that this case be held under advisement to allow time for the parties to discuss access issues.

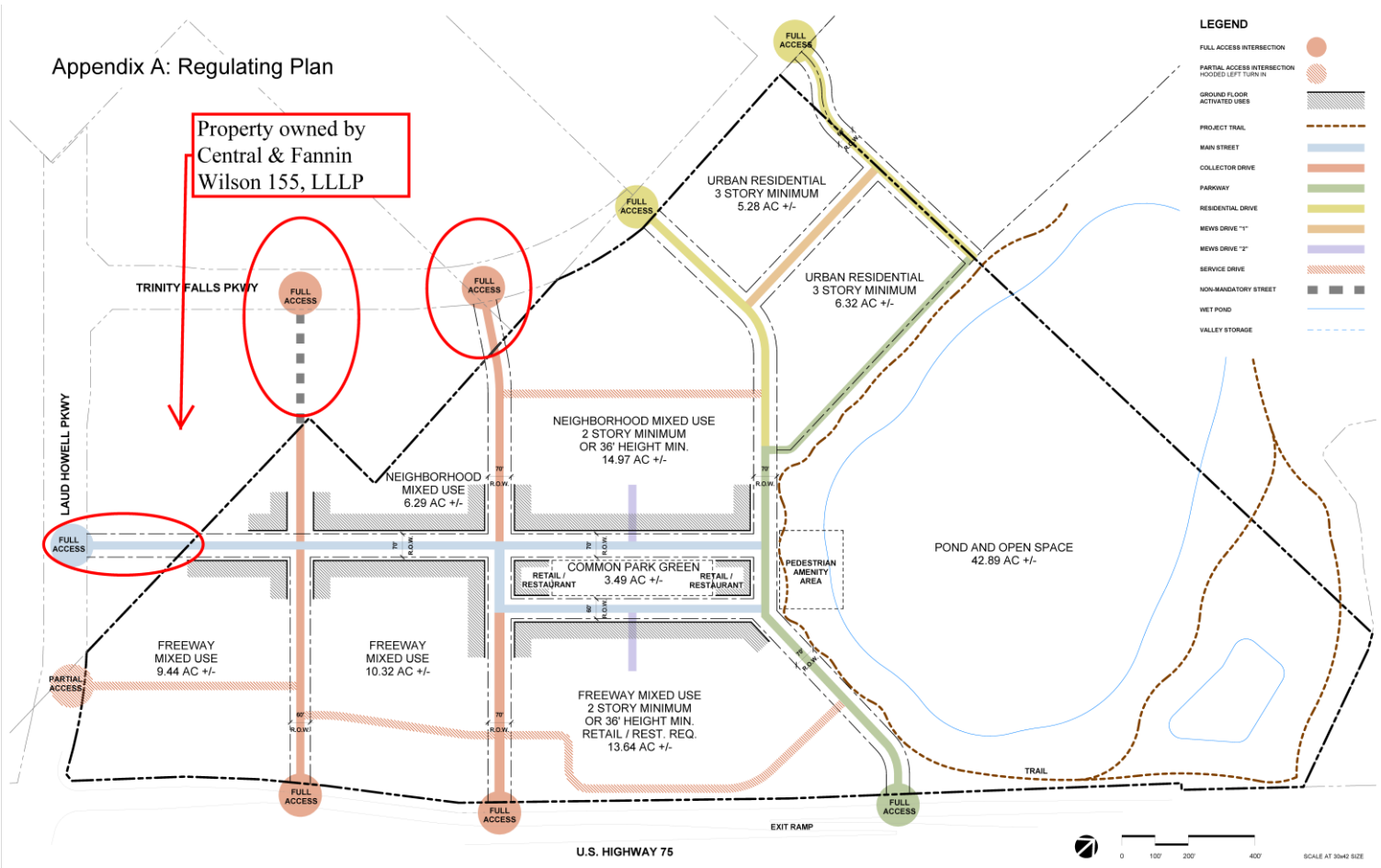
Respectfully,



Melissa Lindelow

cc: Bob Shaw, Central & Fannin Wilson 155, LLLP  
Addison Wilson, III  
Don Blackwood

Appendix A: Regulating Plan



**REGULATING PLAN**  
**WILSON PROPERTY MIXED USE DEVELOPMENT**  
**MCKINNEY, TX**

THIS PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE AS THE PROJECT PROGRESSES



Job #: 16104  
 File Name: P:\2016\16104 - Wilson 101 Property Exhibit-draw\01-current phase\rev16104 - Wilson 101 Exhibit - CURRENT.rvt  
 Date: 10/13/14  
 Drawn by: CH, BM



2808 Fairmount Street, Suite 300  
 Dallas, Texas 75201 | 214.303.1500

3300 West 79th Street, Suite 110  
 Fort Worth, Texas 76107 | 817.353.1500