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September 19, 2019

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

Re: Revised Letter of Intent supporting request to rezone approximately 1.532 acres in the J. R. Gray Survey, Abstract Number 343, being part of Lot A, Block A of Seay Addition, in the City of McKinney, Collin County, Texas (the "Property")

Dear Planners:

This letter accompanies the application for a zoning change submitted by me on behalf of the owner, Richard E. Ferrell, on June 19, 2019, and incorporates the information contained therein which is recited again as follows:

1. The acreage of the Property is 1.532 acres as described in the Metes and Bounds and Zoning Exhibit submitted with the application.
2. The existing zoning on the Property is PD-Planned Development Ordinance No. Ordinance No. 2000-11-092 and Ordinance No. 1785 (collectively, the "PD's").
3. The applicant requests that the Property be rezoned to PD-Planned Development with SO-Suburban Office as the base use and carwash as an additional allowed use.
4. Development of the Property will conform to the Development Regulations attached hereto.
5. As a feature of exceptional quality to support this PD request, the applicant proposed to create a landscape berm along Ridge Road and Virginia Street that, in addition to the required street trees, will have enhanced plantings of Texas sage as indicated on the Landscape Plan that will create a significant visual buffer from those streets into the Property.
6. The Property is located at the northwest corner of Virginia Parkway and Ridge Road in the City of McKinney.
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.

Yours truly,



Robert H. Roeder

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