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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

September 26, 2022

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

Re: Letter of Intent supporting a Revised General Development Plan required under the Cross F PD, Ordinance 1703, for 140.061 acres in the Meredith Hart Survey, Abstract 371, in the City of McKinney, Collin County, Texas (the “Property”)

Dear Planners:

This letter of intent incorporates the application for a Revised General Development Plan conforming to the requirements of the Cross F PD, Ordinance 1703, submitted by me on behalf of the owner, Bloomdale 140, LP, a Texas limited partnership, on September 26, 2022, together with the information contained therein as follows:

1. The acreage of the subject property is 140.061 acres as described in the Metes and Bounds description submitted with the application and is the same acreage described in the General Development Plan approved by the City Council on January 4, 2022 under Agenda Item No. 21-0002GDP.

2. The existing zoning on the tract is Cross F PD - Planned Development Ordinance No. 1703 (the “PD”).

3. This Revised General Development Plan is submitted to (i) enlarge the area and reconfigure the boundaries of District 3, (ii) enlarge the area and reconfigure the boundaries of District 4 and (iii) reduce the area and reconfigure the boundaries of District 5 as shown thereon. The Revised General Development Plan does not the increase maximum number of multi-family units for District 3 or the maximum number of townhome units in District 4 beyond those identified in the original General Development Plan; the gross density of units in each district has been adjusted correlatively.

4. No property owners association is anticipated at this time.

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5. The subject property is located in the northeast quadrant of, and adjacent to, Bloomdale Road and Hardin Boulevard.

6. The Revised General Development Plan submitted herewith conforms to all of the requirements under the Cross F PD. All uses shown on the Revised General Development Plan are allowed uses under the Cross F PD and the Revised General Development Plan contains all information required for its review and approval by the Planning and Zoning Commission and the City Council.

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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