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Qualified Mediator

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December 27, 2016

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

Re: Revised Letter of Intent supporting request for a zoning change for 5.083 acres in the W.D. Thompson Survey, Abstract 891, being a portion of Lot 1, Block A of Virginia Plaza, an addition to the City of McKinney, Collin County, Texas (the "Property")

Dear Planners:

This revised letter accompanies the application for a zoning change submitted by me on behalf of the owner, Lin and Son Texas Corp, a Texas corporation, on December 12, 2016, addresses the comments provided by staff and incorporates the information contained in such application which is recited again as follows:

1. The acreage of the subject property is 5.083 acres as described in the Property Description attached to the application and as shown on the Zoning Exhibit attached hereto as Exhibit A.

2. The existing zoning on the tract is PD-Planned Development Ordinance No. 1683 (the "PD").

3. The applicant is requesting to rezone the tract to C-1: Neighborhood Commercial.

4. The requested rezoning is centered on the fact the current PD requires the entire 5.083 acres to be developed as a single retail unit requiring a single site plan for the entire acreage, much like that of a shopping center. Further, the existing PD explicitly excludes uses such as clinics, doctor offices and dentist offices. The uses along this stretch of Virginia Street consist primarily of office and neighborhood services, as opposed to retail establishments, and are generally small lot, row or single building structures, which are not permitted under the current PD. Further, the location of the subject property is not conducive to a unified retail center, especially given the capacity and location adjacent roadways, one of which is the direct means of access to a public elementary school and early learning center. In keeping with the staff's stated goal of reducing planned development zoning within the City, the applicant has requested the C-

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1, Neighborhood Commercial, that excludes as a matter of right those uses currently excluded under the current PD, but allows a continuation of the viable uses demonstrated along Virginia Street.

5. There are no other special considerations requested or required.

6. The subject property is located at the northeast corner of Virginia Parkway and Carlisle Street, City of McKinney, Collin County, Texas.

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 herewith.

Yours truly,



Robert H. Roeder

RHR/mls  
2057079

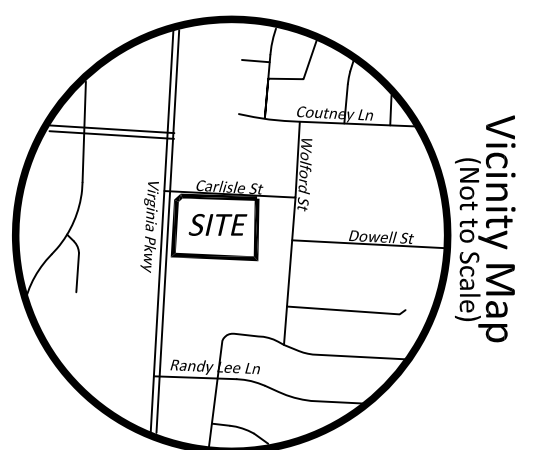
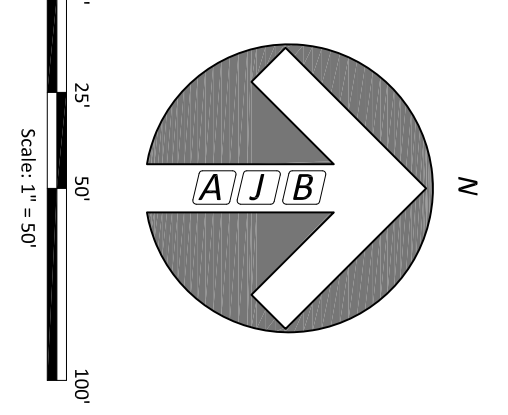
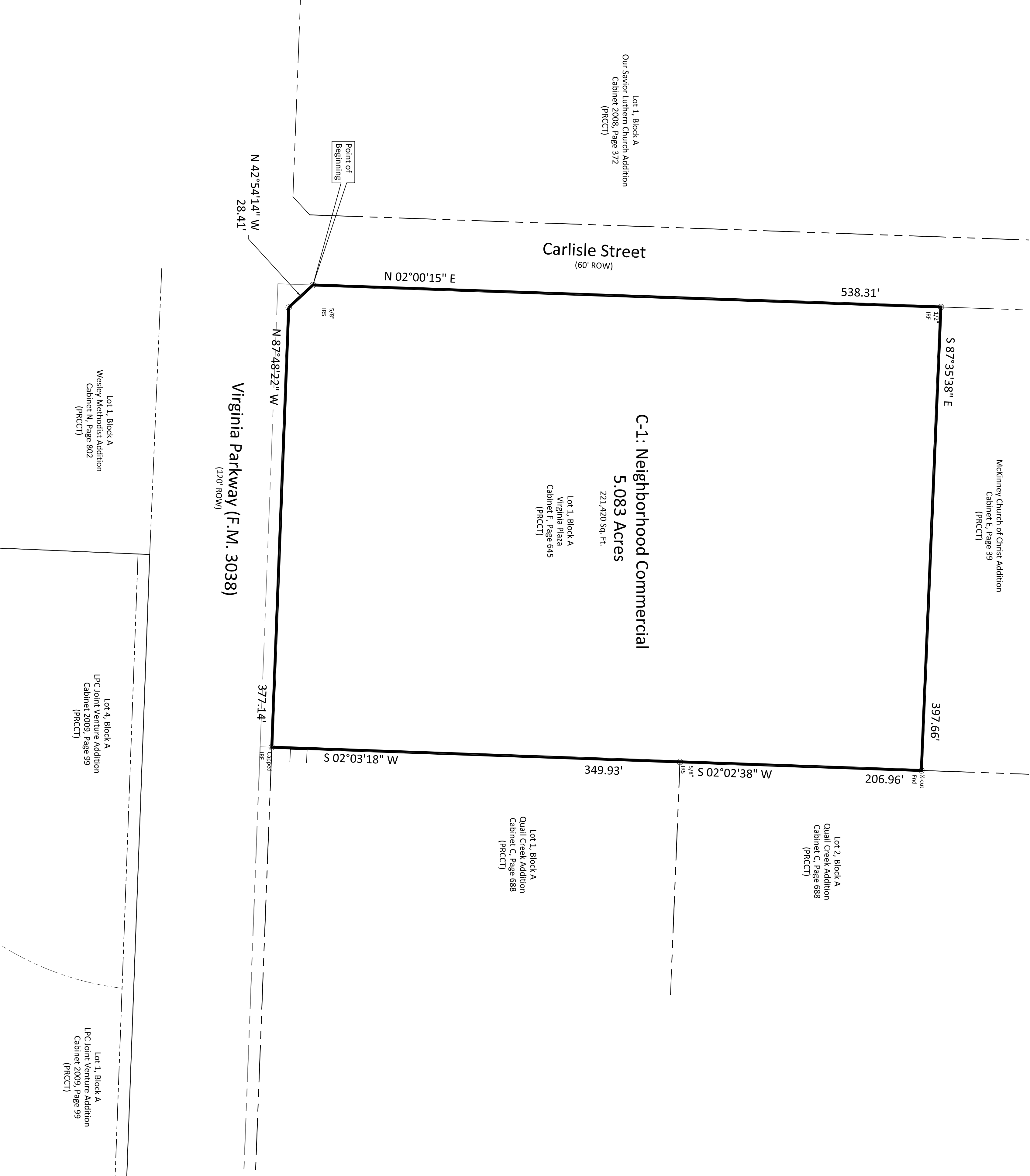


EXHIBIT A



PROPERTY DESCRIPTION

BEING a 5.083 acres of land situated in the W. D. Thompson Survey Abstract No. 891, City of McKinney, Collin County, Texas and being a portion of Lot 1, Block A of Virginia Plaza an addition to the City of McKinney according to the plat recorded in Cabinet F, Page 645, Plat Records, Collin County, Texas (PRCCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set in the east line of Carlisle Street a 60 feet wide right of way and being the northwest corner of a right of Way Deed recorded in ccf# 20150722000906320, Official Public Records, Collin County, Texas (OPRCCT);

THENCE along the east line of said Carlisle Street, NORTH 02°00'15" EAST a distance of 538.31 feet to a 1/2 inch iron rod found for corner at the northwest corner of said Lot 1 and being the southwest corner of McKinney Church of Christ Addition an addition to the City of McKinney according to the plat recorded in Cabinet E, Page 39 (PRCCT);

THENCE along the south line of said McKinney Church of Christ Addition, SOUTH 87°35'38" EAST a distance of 397.66 to an x-cut in concrete found for corner for the northwest corner of said Lot 1 and in the west line of Lot 2, Block A of Quail Creek Addition an addition to the City of McKinney according to the plat recorded in Cabinet C, Page 688 (PRCCT);

THENCE along the east line of said Quail Creek Addition, SOUTH 02°02'38" WEST a distance of 206.96 feet to a 5/8 inch iron rod set for corner at the northwest corner of Lot 1, Block A of said Quail Creek Addition;

THENCE continuing along said east line, SOUTH 02°03'18" WEST a distance of 349.93 to a capped iron rod found for corner in the north line of said right of Way Deed and in the north line of Virginia Parkway a 120 feet wide right of way;

THENCE along the north line of said right of Way Deed and said Virginia Parkway, NORTH 87°48'22" WEST a distance of 377.14 to a 5/8 inch iron rod set for corner;

THENCE continuing along said north line, NORTH 42°54'14" WEST a distance of 28.41 feet to the POINT OF BEGINNING;

CONTAINING 5.083 acres or 221,420 square feet of land more or less.

**ZONING EXHIBIT**  
**5.083 ACRES**

W. D. THOMPSON SURVEY ABSTRACT NO. 891  
 CITY OF MCKINNEY  
 COLLIN COUNTY, TEXAS

Client: Craig International, Inc.  
 6850 TPC Drive, Suite 210  
 McKinney, Texas 75070  
 Attn: James T. Craig

Scale: 1" = 50'  
 Date: December 2, 2016  
 Technicians: Spradling/Eliam  
 Drawn By: Spradling/Eliam

Checked By: A.J. Bedford  
 P.C.: Cye/Spradling  
 File: Carlisle SAC 12-2-16  
 Job No.: 159-201  
 GFI No.:

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 By Planning Department at 1:41 pm, Dec 22, 2016

TBP15 REG#1018200