

# A | R | B | H

ABERNATHY ROEDER  
BOYD HULLETT

EST. 1876

Robert H. Roeder  
[roeder@abernathy-law.com](mailto:roeder@abernathy-law.com)

1700 Redbud Boulevard, Suite 300 | McKinney, Texas 75069  
Main: 214.544.4000 | Fax: 214.544.4044

November 17, 2021

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

Re: Revised Letter of Intent supporting request for a PD zoning change for approximately 4.813 acres in Lot 41, Block E, The Estates at Craig Ranch West, in the City of McKinney, Collin County, Texas (the "Property")

Dear Planners:

This letter of intent incorporates the application for a PD zoning change submitted by me on behalf of the owner, Piper Glen at CR, LLC, a Texas limited liability company, on October 18, 2021, together with the information contained therein as follows:

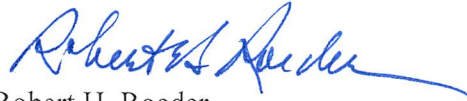
1. The acreage of the subject property is 4.813 acres as described in the Metes and Bounds description submitted with the Application. A Zoning Exhibit is submitted herewith.
2. The existing zoning on the tract is PD - Planned Development Ordinance No. 2003-05-050 (the "PD") and the Property is within the Regional Employment Center Overlay District.
3. The Applicant requests that the Property be zoned PD – Planned Development according to the Development Regulations attached hereto.
4. The Applicant has increased the number of required street trees from 40 feet on center to 30 feet on center spacing and has increased the percentage of permanent landscaped area within the street yard from 15% to 30% to meet the exceptional quality requirement of the PD.
5. There are no other special considerations requested or required.
6. The subject property is located at the northeast corner of Collin-McKinney Parkway and Piper Glen Road.

November 17, 2021  
Page 2

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 Revised Letter of Intent, please refer to the application previously filed.

Very truly yours,



Robert H. Roeder

RHR/mls  
3554217