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July 23, 2021

City of McKinney
Planning Department
221 Tennessee
McKinney, Texas 75069

Re: Letter of Intent supporting request for a zoning change for 54.152 acres in the Richard H. Lock Survey, Abstract 517, Collin County, Texas (the "Property")

Dear Planners:

This letter of intent incorporates the application for a zoning change submitted by me on June 14, 2021 on behalf of the owners of the Property, which consist of the following: (i) Kyle Ray Pierson owning an undivided 50% interest in the Property; (ii) Randy Dean Pierson owning an undivided 25% interest in the Property; and (iii) Jeffrey Hamilton, Special Trustee of the Randy Pierson Charitable Remainder Unitrust owning an undivided 25% interest in the Property. The referenced application for zoning change accompanies an annexation application relating to the Property, which is presently located in the Extraterritorial Jurisdiction of the City of McKinney, Texas. In accordance with the submittal requirements for a zoning change, the following information is set forth below:

1. The acreage of the Property is 54.152 acres as described in the Metes and Bounds description submitted with the application. Such acreage differs from that shown by the CCAD records, but is based upon an on the ground survey and as such should be the most accurate legal description of the Property. A zoning exhibit is also submitted herewith.

2. The Property is currently in the Extraterritorial Jurisdiction of the City of McKinney, Texas, therefore, the Property is not subject to existing zoning. As referenced above, a separate application requesting annexation of the Property into the corporate limits of the City of McKinney, Texas is also being submitted for review and approval.

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3. The applicant requests that the Property be zoned PD – Planned Development with a base zoning of Light Industrial (LI) and the following additional uses permitted by right:

- a. Rock, concrete and construction materials recycling center;
- b. Dirt and topsoil storage;
- c. Concrete plant, concrete batch plant, concrete block plant, fabrication or manufacture of other concrete products, pug mill operations and soil stabilization material production; and
- d. Ancillary uses directly related to any of the above, including but not limited to, outdoor storage of goods and construction materials and operation of a contractor's yard.

4. The Property is currently under contract to an entity whose primary business is concrete and construction materials recycling, as well as concrete batch plant and associated activities. The addition of the above additional permitted uses will accommodate the anticipated activities of the purchaser, while restricting many of the more intense uses permitted under the HI-Heavy Industrial zone.

5. The applicant is requesting this zoning in connection with its request for annexation of the Property into the corporate limits of the City of McKinney, Texas.

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

7. The Property is generally located at 3403 County Road 317, McKinney, TX 75069, and fronts along the east side of County Road 317 and is south of Farm to Market Road 546.

8. 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.

Very truly yours,



Kristopher J. Kearney
Attorney at Law

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