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November 5, 2025

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 28.74 acres in the Meredith Hart Survey, Abstract No. 371, in the City of McKinney, Collin County, Texas (the "Property")

Dear Planners:

This letter incorporates the application for a PD zoning change submitted by me on behalf of the owner, SWBC McKinney, LP, a Texas limited partnership, on August 11, 2025, together with the information contained therein as follows:

1. The acreage of the subject property is 28.74 acres as described in the Metes and Bounds description attached to the application. A Zoning Exhibit is attached hereto as Exhibit A.

2. The existing zoning on the tract is PD - Planned Development Ordinance No. 2021-05-051 (the "PD") which establishes an integrated mixed-use urban-style development for approximately 111 acres that includes the Property.

3. Development of the Property under the PD is no longer feasible because a 39.533 acre tract within the PD is being rezoned for hospital uses (not permitted uses under the PD) and such rezoning will materially alter or remove many of the critical aspects of the overall PD plan for development, including, but not limited to, the identified roads and accessways and the existence of a common green with adjacent commercial mixed-use areas and the buildable areas. The Applicant intends to develop the Property for commercial and traditional residential multi-family uses by adopting a base use of C-3, Regional Commercial, with multi-family being an additional permitted use. A portion of the Property is anticipated to be incorporated into the hospital development planned for the 39.533 acre tract mentioned above and a set of development standards for that use is provided in the PD. Otherwise, all development on the Property generally shall conform to the development standards for C-3 and MF36, as applicable, as modified by the Development Regulations.

4. The applicant requests that the Property be allowed to be developed according to the

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Development Regulations submitted herewith.

5. The subject property is adjacent to the east side of Trinity Falls Parkway, northeast of the intersection of U.S. 75 and Laud Howell Parkway, in the City of McKinney, Texas.

6. The applicant requests an appearance before the Planning and Zoning Commission and the City Council at the earliest possible dates.

Very truly yours,

Robert H. Roeder

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