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September 6, 2022

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

Re: Letter of Intent supporting request for a SUP for 3.395 acres of land with address of 7150 Craig Ranch Parkway, McKinney, Texas, situated at Lot 2R1 and Lot 3R, Block A, Southern Hills at Craig Ranch Commercial Addition, City of McKinney, Collin County, Texas (the “Property”)

Dear Planners:

This letter of intent accompanies the application for a specific use permit (“SUP”) submitted by me on behalf of GWB HP1 LLC, a Texas limited liability company, the owner of the subject Property on September 6, 2022, and incorporates the information contained therein which is recited again as follows:

1. The acreage of the Property for which the SUP is requested is 3.395 acres as described on the Metes and Bounds submitted herewith.

2. The existing zoning on the subject Property is PD-REC - Planned Development District, designated as Regional Employment Center Overlay District – Commercial and Corridor Commercial Overlay District – High Rise under Ordinance No. 2001-02-017. The subject Property is situated within Tract 7 thereof and uses therein are to be consistent with those permitted under the C-Planned Center district of Section 146 of the City’s Code of Ordinances. For the proposed self-storage use, an SUP is required in a C-Planned Center district.

3. The purpose of this application is to obtain a specific use permit to allow for the development of a self-storage facility on the Property, as shown on the exhibit submitted herewith as the “Specific Use Permit Plan”.

4. Self-storage use on the subject Property is appropriate given its location adjacent to U.S. Highway 121; and such use represents the highest and best use for this property.

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5. The granting of this SUP would not be injurious to any of the neighboring properties.

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

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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cc: Ladd 1998 Properties