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February 15, 2024

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

Re: Revised Letter of Intent supporting request for a zoning change for 37.255 acres located the south side of US Hwy 380, the DAP 380 Addition, in the City of McKinney, Collin County, Texas (the "Property")

Dear Planners:

This revised letter of intent is submitted by me on behalf of the owner, Estate of Denvil Mixon, Deceased, c/o Rebecca Hendricks Brewer, Dependent Administrator, and incorporates by reference the information contained on the application filed on January 22, 2024, which is recited below:

1. The acreage of the subject property is 37.255 acres as described in the Metes and Bounds description submitted with the application. A revised Zoning Exhibit is submitted herewith.
2. The Property is currently in AG-Agriculture and is subject to the Corridor Commercial Overlay District, with Mid Rise Subzone in the north portion of the Property.
3. The Applicant requests that the Property be zoned in two (2) tracts as indicated on the revised Zoning Exhibit, with Tract A being zoned C3, Regional Commercial, and Tract B being zoned MF30, Multi-Family Residential. No modifications to either zoning category are being requested.
4. The subject property is located on the south side of US Hwy 380 between Lake Forest and Hardin Blvd., City of McKinney, Texas.
5. The applicant requests an appearance before the Planning and Zoning Commission and the City Council at the earliest possible dates.

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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

RHR/mls
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cc: Staton Standridge
Miller Sylvan