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August 19, 2024

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

Re: 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 owners, The Glen Office, LP, a Texas limited partnership, The Glen Condos, LP, a Texas limited partnership, The Glen Condos Association, Inc., a Texas non-profit corporation, B&L Ste Property Management, LLC, a Texas limited liability company, Kittelson Enterprises, LLC, a Texas limited liability company d/b/a Trinity Search Group and HHLC Holdings LLC, a Texas limited liability company, on August 19, 2024, 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. 2022-01-0013 (the "PD") and the Property is within the Regional Employment Center Overlay District: Collin.
3. The current PD does not provide for medical and dental clinics as approved uses, which are uses commonly associated with the planned development of the Property. Therefore, the Applicant is submitting this zoning request in a manner that restates the uses currently allowed under the PD and merely adds to those uses medical and dental clinics, as shown on the attached Development Regulations.
4. There are no other special considerations requested or required.
5. The subject property is located at the northeast corner of Collin-McKinney Parkway and Piper Glen Road.

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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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