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ABERNATHY ROEDER
BOYD HULLETT
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Robert H. Roeder
roeder@abernathy-law.com

1700 Redbud Boulevard, Suite 300 | McKinney, Texas 75069
Main: 214.544.4000 | Fax: 214.544.4044

June 2, 2025

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

Re: Revised Letter of Intent supporting request for a zoning change for a 20.4979 acre tract and a 42.3897 acre tract, both located in the Esom Harris Survey, Abstract No. 400 and the George Fitzhugh Survey, Abstract No. 321, in the City of McKinney, Collin County, Texas (collectively, the “Property”)

Dear Planners:

This letter of intent incorporates the application for a zoning change submitted by me on behalf of the owner, Roanoke Manor, L.L.C., a Missouri limited liability company, on April 28, 2025, together with the information contained therein as follows:

1. The acreage of the Property consists of two tracts, a 20.4979 acres and a 42.3897 acre tract, both as described in the Metes and Bounds descriptions submitted with the application. A revised Zoning Exhibit for each tract is submitted herewith.
2. The existing zoning on the Property is C3- Regional Commercial. The Property is subject to the Corridor Commercial Overlay District – Suburban.
3. The Applicant requests that the Property be rezoned to I1- Light Industrial according to Section 204(S) of the City’s Uniform Development Code in order to allow the construction and operation of light industrial warehouse uses similar to those along Hardin Road between McKinney Ranch Road and Collin McKinney Parkway and those under construction on the south side of Sam Rayburn Tollway.
4. The Property is located on the south side of Collin McKinney Parkway west of Hardin Road and fronts on the north access road of the Sam Rayburn Tollway. The tracts are bisected by Tina Drive.
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

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