



April 3, 2025

McKinney Planning and Zoning Commission
401 E Virginia Street
McKinney, TX 75069

On April 8th, Billingsley Company will be before you to rezone our 786 acres south of Bloomdale and north of Wilmeth. The future Stonebridge Road will bi-furcate the property. Also, the future 380 by-pass cuts through the property. The aerial is attached.

Our current zoning is for 723 acres of SF of which 190 acres are 7 homes/ acre and 24 acres commercial and 39 acres flood plain. With the 380 by pass, the land adjacent to the freeway is now needing to change to commercial and high density uses. Our new zoning request is for 375 acres SF, 92 acres MF, 175 acres commercial, 63 acres open space, 39 acres flood plain 41 acres major roadways.,

Owning 786 contiguous acres in McKinney, Billingsley Company has big dreams to develop a significant and fantastic community. As a result of the 380 bypass coming through our land, clearly there is a need to change the use of the property near the freeway from single family land. Our development prototype is somewhat unique and takes a moment to understand. So, thank you for giving me that moment.

Billingsley is known for developing large highly activated dense communities on large tracts of land across the metroplex. Here are a few developments all in various stages of build-out:

LOCATION	ACRES	ZONED MF
Austin Ranch <i>The Colony, Carrollton, and Lewisville</i>	1,800	13,000
Cypress Waters <i>Dallas</i>	1,600	10,000
Mercer Crossing <i>Farmers Branch and Dallas</i>	250	2,808
Beacon Square <i>Plano</i>	90	1,144
Sloan Corners <i>Allen and Fairview</i>	250 250	4,000 Allen 2,000 Fairview
Huntington Park <i>McKinney</i>	786	3,711 Requested

Austin Ranch we started 25 years ago and Cypress Waters 10 years ago. Cypress Waters is the model from which we are building all these newer communities.

We believe, throughout the metroplex, residents want the richness of amenities that these large dense projects offer. At Cypress Waters we are lucky to be on a lake. Beyond that we have built a 6 mile trail system, a sound stage, multiple dog parks, a playground, 14 pickleball and 3 tennis courts and pocket parks throughout. We have a dozen restaurants and other retail. We are just about 35% built out. We believe that the public realm filled with rich amenities is what makes a community significant.

We are dedicated to creating the best looking residential and retail buildings in the state.

As we are lucky to have such large developments, we move with great care to establish places of consequence. The first park or building we build influences our reputation and all else to come. This continues with each additional property.

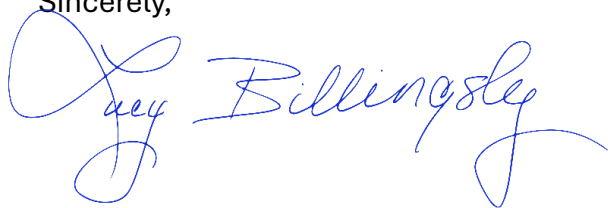
We would be delighted to meet anyone who would appreciate a tour to meet at Cypress Waters at your convenience. Just send me an email or call and I'll be there.

Until then here is a link to see our multifamily developments and the maps demonstrating the zoning request for Huntington Park.

<https://billingsleycollection.com/>

[McKinney Presentation 04.02.2025.pptx](#)

Sincerely,

A handwritten signature in blue ink that reads "Lucy Billingsley". The signature is fluid and cursive, with the first name "Lucy" and last name "Billingsley" clearly legible.

Lucy Billingsley

Partner

214-270-2222