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September 29, 2025

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

Re: Revised Letter of Intent supporting request for a PD zoning change for 39.533 acres located in the Meredith Hart Survey, Abstract No. 371, 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 owners, Central & 543 Partnership, LP, a Texas limited partnership, to supplement the information in the original Letter of Intent as set forth herein:

1. The acreage of the subject property is 39.533 acres as described in the revised Metes and Bounds description submitted herewith and as shown on the revised Zoning Exhibit also submitted herewith.

2. The existing zoning on the tract is PD - Planned Development Ordinance No. 2021-05-051, which covers approximately 111 acres and contemplates an urban-style unified, mixed-use development of commercial, office and multi-family, but does not include hospital or clinic as permitted uses.

3. The Applicant requests that the Property be zoned PD-Planned Development for hospital and medical office uses in a manner that supports a major regional hospital facility and removes other commercial and residential uses. In so doing, this PD would remove the regulating plan and pattern book provisions under Ordinance No. 2021-05-051 as the same affect this Property and would permit the Property to be developed in a non-urban manner.

4. The applicant requests that the Property be allowed to be developed according to the Development Regulations submitted herewith which restate generally the regulations for C-3, Regional Commercial District as provided in the Uniform Development Code (“UDC”), with the following exceptions:

- the maximum allowable height of buildings is increased from 55’ to 210’ (or 12 stories; see Building Stacking Diagram concept included herewith)
- the permitted uses are reduced to hospital, medical and dental clinic, office building, with helistop, parking garage and accessory structures as permitted accessory uses.

5. The Applicant proposes to incorporate a building exterior materials requirement, generally to require all exterior facades of buildings facing a public right-of-way to use precast concrete panels that simulate the look of natural stone and engineered natural glue-laminated wood (see Architectural Materials exhibit attached herewith), to meet the exceptional quality requirement for a PD.

6. 12.374 acres within an adjacent tract that is also subject to Ordinance No. 2021-05-051 may be assembled with the subject Property to enlarge the area being dedicated for hospital development. The owner of the adjacent tract has filed a PD zoning application that incorporates identical development regulations as those proposed herein for the 12.374 acres should it be used for hospital development.

7. The subject property is adjacent to the northwest side of U.S. 75 at the intersection with Laud Howell Parkway and is bounded by Laud Howell Parkway on the west and Trinity Falls Parkway on the north, in the City of McKinney, Texas.

8. The applicant requests an appearance before the Planning and Zoning Commission and the City Council at the earliest possible dates.

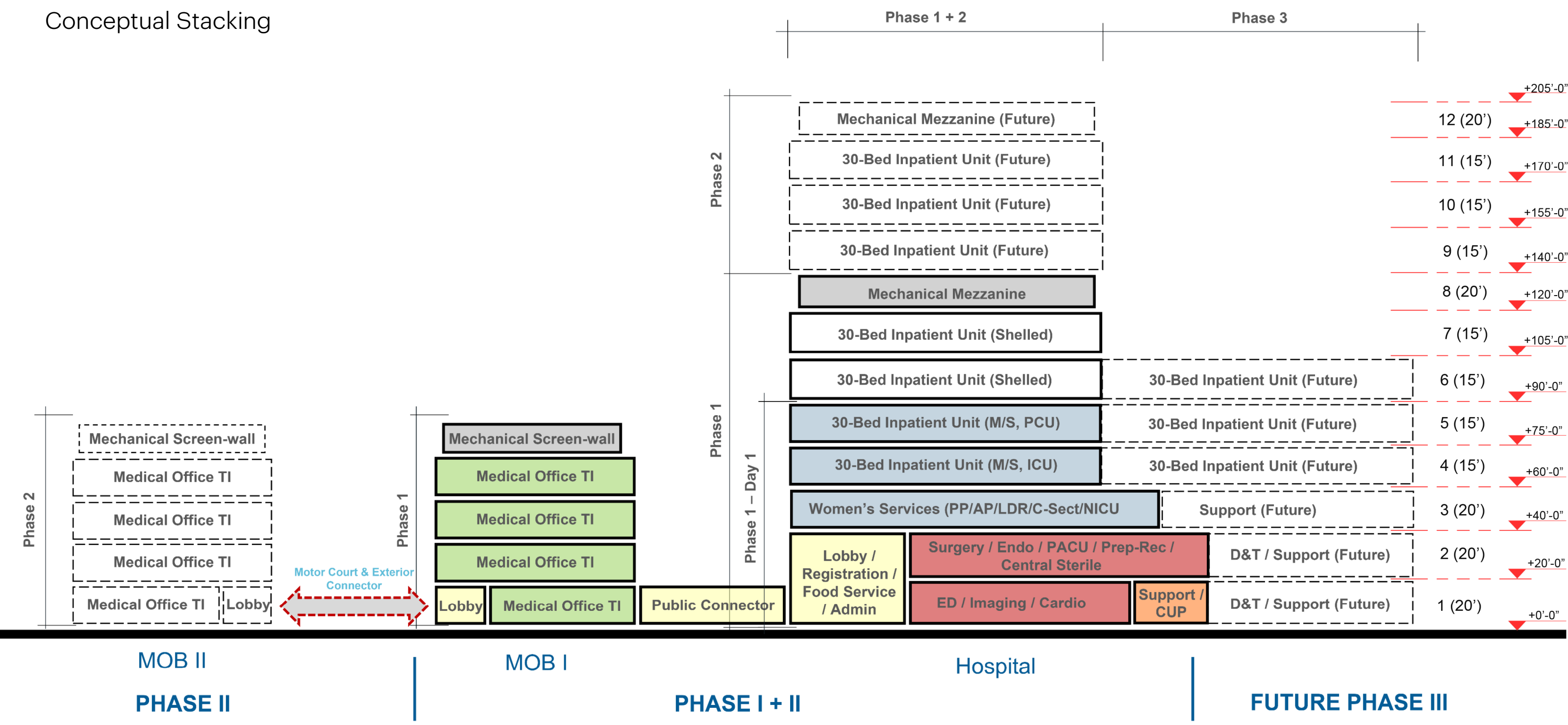
Very truly yours,



Robert H. Roeder

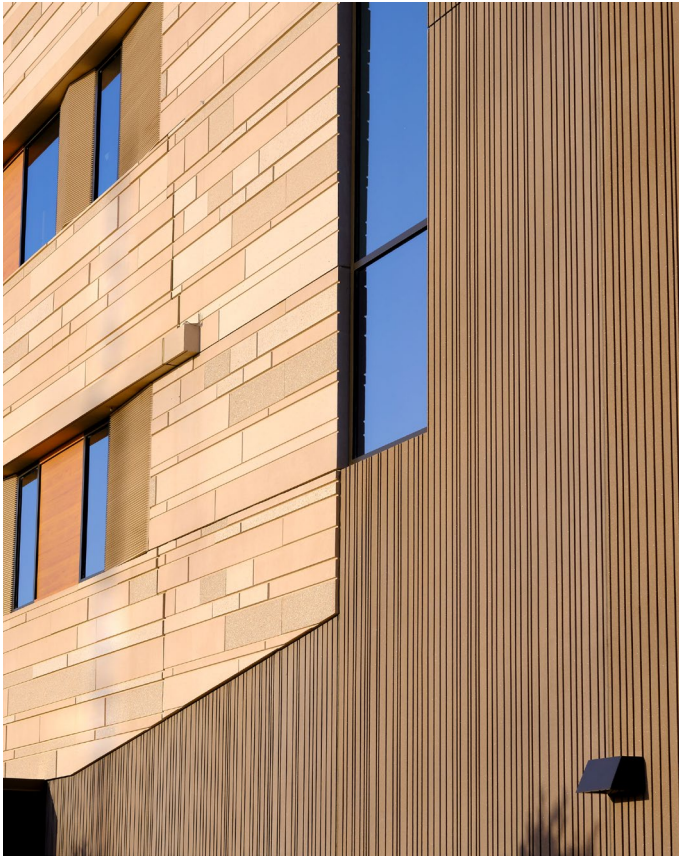
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Texas Health McKinney
Conceptual Stacking



Architectural Materials

Precast Concrete Panels to simulate natural stone



Texas Health Frisco Hospital – Custom Precast Panels to simulate look of natural stone

Section 9.1.1 Acceptable Exterior Finishing Materials

Precast Concrete Panels that simulate the look of natural stone

We are requesting the use of precast concrete panels that simulate the look of natural stone. The images on the left show the the Texas Health Frisco Hospital, which opened in 2020. For that project, we discussed with the City the use of precast and showed them samples of panels. They approved them as meeting the intent of the masonry requirement.

For the Frisco campus, we developed a custom digital script to locate the various finishes across the facade on each panel so it didnt have a stamping effect and looked more like natural stone.

Although we are still early in the design process for McKinney, we request to keep this material as an option for us to explore.

Architectural Materials

Mass Timber



Texas Health Frisco Hospital – Glue Laminated Mass Timber Columns



McKinney City Hall

Section 9.1.1 Acceptable Exterior Finishing Materials

Engineered Natural Glue-Laminated Wood

We are requesting the use of mass timber elements such as glue-laminated wood. The large image on the left is a view from the Texas Health Frisco Hospital. We submitted an alternate material request to the City of Frisco and provided structural calculations for the sizing of the members to meet the 2 Hour fire rating requirement per the IBC code.

The smaller images are taken from the McKinney City Hall project.

The intent for the use of this material is to provide a connection between the building and nature, and serves as a tool for us to reduce the embodied carbon of the development.