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September 19, 2022

City of McKinney  
Planning Department  
221 N. Tennessee Street  
McKinney, Texas 75069

Re: Letter of Intent supporting request to rezone a 3.395 acre tract of land with address of 7150 Craig Ranch Parkway, McKinney, Texas, situated at Lot 2R1 and Lot 3R, Block A, Southern Hills at Craig Ranch Commercial Addition, City of McKinney, Collin County, Texas (the “Property”) from Planned Development to C2, Local Commercial District

Dear Planners:

This letter of intent accompanies the application to rezone the Property from Planned Development to C2, Local Commercial District, submitted by me on behalf of GWB HP1 LLC, a Texas limited liability company, the owner of the subject Property on September 19, 2022, and incorporates the information contained therein which is recited again as follows:

1. The acreage of the Property is 3.395 acres as described on the Metes and Bounds submitted herewith.
2. The existing zoning on the subject Property is PD-REC - Planned Development District, designated as Regional Employment Center Overlay District – Commercial and Corridor Commercial Overlay District – High Rise under Ordinance No. 2001-02-017. The subject Property is situated within Tract 7 thereof and uses therein are to be consistent with those permitted under the C-Planned Center district of Section 146 of the City’s Code of Ordinances.
3. The purpose of this application is to rezone the Property to C2, Local Commercial District, to facilitate the development of a self-storage facility on the Property. The applicant recognizes that, in addition to obtaining the requested rezoning, a specific use permit must be obtained to allow a self-storage use.
4. There are no other special considerations requested or required.

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5. 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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cc: Ladd 1998 Properties