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September 26, 2022

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

Re: Letter of Intent supporting request to rezone a 4.357 acre tract being Lot 3 of Block A, Freedom Powersports Addition, situated at the SEC of US Highway 75 and Bloomdale Road, in the City of McKinney, Collin County, Texas (the "Property") from Planned Development to LI, Light Industrial District

Dear Planners:

This letter of intent incorporates the application to rezone the Property from Planned Development to LI, Light Industrial District, submitted by me on behalf of the owner, BVJV Watauga, LP, a Texas limited partnership, on September 26, 2022, together with the information contained therein as follows:

1. The acreage of the subject property is 4.357 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 controlled by PD - Planned Development Ordinance No. 1997-04-16 (the "PD"), and is subject to the Commercial Corridor Overlay District, Subzone High Rise.
3. The Applicant requests that the Property be rezoned to LI – Light Industrial District, which aligns with the Employment Mix placetype designation in the Comprehensive Plan and is compatible with the existing surrounding uses.
4. There are no special considerations requested or required.

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 filed herewith.

Very truly yours,



Robert H. Roeder

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