



March 1, 2021

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

RE: *Letter of Intent; Application for Voluntary Annexation & Zoning*

Dear Mrs. Sheffield,

On behalf of McKinney 114 Land & Cattle LTD ("Owner"), please accept the enclosed applications for voluntary annexation and zoning of that certain tract of land consisting of approximately 112.419 acres generally located south of FM 546 and approximately 900 feet north of the intersection of FM546 and FM 317 (the "Property"). The Property is currently located within the extraterritorial jurisdiction of the City, and is subject to that certain Development Agreement between Owner and the City dated January 27, 2016, and recorded as Instrument No. 20160311000293540 in the Deed Records of Collin County, Texas.

The Property is currently vacant and unoccupied. We have been advised that Section 43.0561, Texas Local Government Code, does not apply to requests for voluntary annexation. Owner submits that annexation and zoning of the Property in accordance with this request will promote each of following City objectives: economic development, long range planning, protection of future development, capital investments, and fiscal responsibility.

Specifically, the proposed development will promote economic development through the conversion of the Property from raw land to improved property, which will generate tax revenue for the City/ The project will also promote the long range planning of the City because it is consistent with the City's comprehensive plan, which designates this area as Business and Aviation district. The annexation and zoning of the Property will protect the future development of the City from inadequate design and construction standards through the extension of the City's land use regulations and building codes to the Property. Because the Property is largely surrounded by the City limits, the annexation of the Property will facilitate the logical extension of City regulations, building codes, and infrastructure.

Owner is simultaneously requesting that, immediately following the annexation of the Property, the City Council establish Light Manufacturing zoning on the Property under the City's zoning ordinance.

Owner requests that the proposed annexation and zoning be heard by the Planning and Zoning Commission Agenda and City Council, as applicable, as soon as possible.

Please let me know if you have any questions.

Sincerely,  
KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Michael J. Carlisle".

Michael J. Carlisle, P.E.  
Project Manager