

## Texas Commercial Development

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

RE: Letter of Intent requesting a zoning change for approximately 65.243 acres, being a part of the Tola Dunn Survey, Abstract No. 284 as recorded under Inst. No. 20100115000048820 of the Deed Records of Collin County.

City Planning Department,

This Letter of Intent is a part of the zoning application process for the city of McKinney. The current zoning for the property is Agricultural use (AG). We wish to change from AG use to Light Industrial (LI). We are proposing the construction of warehouse/distribution buildings as well as high tech flex buildings for distribution, warehouse, light manufacturing, office, research & development as well as local service company uses.

The reason for this request is that AG use is no longer the highest and best use for this property. Today's highest and best use for this property is for development of industrial and manufacturing buildings under the LI zoning use. The property is adjacent to Light Industrial zoning and uses in the immediate area which are compatible to this zoning. The zoning meets with the City of McKinney's comprehensive zoning plan for this property and this area.

For these reasons specified, we respectfully request staff support for our application to re-zone the subject property from AG designation to LI designation.

Please let us know if you have any questions or concerns with this request. Thank you!

Respectfully,



Doug Johnson

TEXAS COMMERCIAL DEVELOPMENT

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