

May 16, 2019

City of McKinney
Planning Department
City of McKinney
221 N. Tennessee St.
McKinney, TX 75069

RE: Letter of Intent - McKinney Logistics Center Site Plan (R-6284-000-0030-1)

To Whom It May Concern,

Please accept this correspondence as the formal Letter of Intent for the submittal of a site plan for McKinney Logistics Center consisting of 65.326 acres located in the Tola Dunn Survey, Abstract No. 284 and owned by CORE5 Industrial Partners. The site is generally located west of State Highway No 5, south of Bloomdale Road, north of Wilmeth Road, and east of Shawnee Drive. Existing land uses surrounding the site include single family residential east of State Highway No 5, light industrial and undeveloped property to the south, undeveloped property to the north, and light industrial and institutional uses to the west.

This property was rezoned from "AG" to "LI" under zoning case 18-0085Z that was passed by the City Council in the September 4th, 2018 regular meeting.

The proposed site plan consists of four industrial warehouse buildings ranging in size from approximately 130,000 square feet to 385,000 square feet. In addition to warehouse buildings Cypress Hill Drive is proposed to be extended through the subject property as part of the proposed development and dedication of necessary right-of-way will be considered through the platting process.

If you have any questions or need additional information regarding this site plan, please do not hesitate to contact our office at 817-329-4373. Thank you for your attention on this matter.

Sincerely,
Goodwin & Marshall, Inc.



Ryan Spears, P.E.