



Jennifer Arnold  
Director of Planning  
Development Services Division  
City of McKinney  
221 N. Tennessee St  
McKinney, TX 75069

August 25, 2024

972-547-7378

### **LETTER OF INTENT**

Application: Straight Rezoning from AG - Agriculture to C2 - Local Commercial

Applicant: Hemphill, LLC & Tammy June Rogers

Address: TBD Trinity Falls Pkwy, McKinney, TX 75071

Property ID: 2119967

Geographic ID: R-6371-002-0890-1

Legal: ABS A0371 MEREDITH HART SURVEY, BLK 2, TRACT 89, ACRES 1.6974

Land Owner: Tammy June Rogers

Dear Ms. Arnold,

Tammy June Rogers is the owner of this parcel and Hemphill, LLC is a lessee of a portion of the parcel. The parcel is currently zoned AG - Agricultural. Applicant requests a Straight Rezoning from AG - Agriculture to C2 - Local Commercial to allow for future development consistent with the ordinance and the ONE McKinney 2040 Land Use and Development Plan.

In the ONE McKinney 2040 Land Use and Development Plan, this parcel is part of the Honey Creek Entertainment District. The relevant placetypes are MU Mixed-Use blending into EC Entertainment Center to the south. This part of the district along the Trinity Falls Parkway corridor is ideally suited for future commercial development of the type contemplated in the C2 - Local Commercial zoning district.

The requested rezoning is compatible with adjacent parcels. The parcels to the north, east, and south are currently zoned AG Agricultural (which is considered nonresidential). It is anticipated these will be rezoned to C2 - Local Commercial or other compatible zoning districts in the future to allow for commercial development along the Trinity Falls Parkway corridor. The requested rezoning is also compatible with the parcel to the west which is zoned PD. The PD allows for both nonresidential and multi-family residential uses.



Applicant presents the following supporting documents with this Rezoning Application and Letter of Intent:

- Letter of Authorization from property owner Tammy June Rogers
- Zoning Exhibit
- Metes & Bounds Description

Please let me know if you have any questions or need any additional information. Thanks.

Sincerely,

Ralph Wyngarden, Sr. Zoning Specialist  
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