

**MCKINEAST, LLC**  
**119 West Virginia Street**  
**Suite 205**  
**McKinney, Texas 75069**

January 3, 2025

Ms. Jennifer Arnold  
City of McKinney  
Planning Department  
221 N. Tennessee Street  
McKinney, TX 75069

**RE: Zoning Change Request for 1271 Old Mill Rd., McKinney, TX 75069**

Dear Ms. Arnold,

In accordance with the guidelines provided in the City's development handbook, McKinEast has prepared this Letter of Intent to request a zoning change for the property generally located at 1271 Old Mill Rd.

The subject property is currently designated as Agricultural (AG) and Residential Estates (RED-2). Recently, surrounding properties in this area have been zoned to Light Industrial (I-1) to align with the City of McKinney's intended Business & Aviation District outlined in the *ONE McKinney 2040 Comprehensive Plan*. McKinEast is seeking a rezone to Light Industrial (I-1), appropriate within the Employment Mix place type, to allow for the development of a warehousing and administrative building for AT&T. This facility will house Field Technicians to dispatch installations and repairs to customers in the surrounding areas.

This project will improve the connectivity of this area with the incoming Spur 399 Extension and improve utilities to allow for further expansion in the area. Additionally, it marks a long-term commitment by a multinational corporation to the City of McKinney and its residents:

- New 30,000 SF office and warehousing buildings
- 250 employees estimated to use the facility
- Supports High Speed Telecom Network
- An approximately \$5 million increase to the ad valorem tax base.

Sincerely,

McKinEast, LLC

By:   
William M. Redeker