



**Carris Reels, Inc.**  
1710 Couch Dr.  
McKinney, TX 75069

TEL: 802.773.9111  
WWW.CARRIS.COM

**Plants in:**  
ALBERTA, CANADA  
CALIFORNIA  
CONNECTICUT  
INDIANA  
NORTH CAROLINA  
ONTARIO, CANADA  
QUEBEC, CANADA  
TEXAS  
VIRGINIA  
MEXICO

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**Carris Reels of Texas**

1710 Couch Dr.  
McKinney, TX 75069

**City of McKinney**

Planning Department  
401 E Virginia St  
McKinney, TX 75069

**RE: Letter of Intent for Rezoning Request**

**Property Address:** 1710 Couch Drive, McKinney, Texas

Dear Planning Department,

Carris Reels of Texas respectfully submits this Letter of Intent in support of a request to rezone the property located at 1710 Couch Drive from Light Manufacturing (ML) to Heavy Industrial (I2).

The subject property is currently developed and operated as a reel/spool manufacturing facility. The requested rezoning is necessary to support a targeted site improvement that will enhance the functionality and efficiency of the existing operation. Specifically, Carris Reels of Texas proposes to install three (3) storage silos for plastic pellet material (plastic resin). The outdoor silos will store plastic resin, until it is ready to be used in our manufacturing process. As part of our operations, vacuums will pull some of the resin from the silos, through tubes that lead inside and into the plastic molding machines. These silos are essential for the proper storage and handling of raw materials utilized in the manufacturing process and are not permitted under the current ML zoning designation.

The addition of the silos will improve material management, streamline site logistics, and support ongoing operations without expanding the overall footprint or intensity of development beyond what is typical for industrial properties.

From a compatibility standpoint, the proposed I2 zoning is consistent with the established industrial character of the site and surrounding area. The property is situated within an area that accommodates heavy industrial and manufacturing uses, and if granted, the requested I2 zoning will allow the site to improve functioning in a manner that is cohesive with that context. The proposed silos are accessory structures commonly associated with industrial operations and will be integrated into the existing site in a manner that maintains orderly development and operational efficiency.

Carris Reels of Texas will continue to comply with all applicable City of McKinney regulations, including any requirements related to site development, permitting, and screening associated with the proposed improvements. We understand that this request will undergo review by City staff, the Planning and Zoning Commission, and the City Council in accordance with the City's established zoning process. As outlined in the City's zoning procedures, a straight rezoning application requires submission of supporting materials including this Letter of Intent and will be subject to public notice and public hearings prior to final consideration.

Based on the existing industrial use of the property, the limited and functional nature of the proposed improvement, and the compatibility of the request with the surrounding area, Carris Reels of Texas respectfully requests approval of the proposed rezoning from ML to I2.



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Should you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,  
David Sunderland  
Vice President - Manufacturing  
Carris Reels of Texas

**CERTIFICATE OF AUTHORITY**

**Zone Change Application — 1710 Couch Drive, McKinney, Texas 75069**

The undersigned, being a duly authorized officer of Carris Financial Corp. (“CFC”), a Vermont corporation, in its capacity as the sole member of TX55 RE, LLC, a Texas limited liability company (“Property Owner”), hereby certifies as follows:

1. Property Owner is the owner of record of the real property located at 1710 Couch Drive, McKinney, Texas 75069 (the “Property”).
2. CFC, as sole member of Property Owner, hereby authorizes **Carris Reels of Texas, Inc.**, an affiliate of Property Owner, to act as Property Owner’s authorized representative for all purposes related to the zone change application for the Property filed with the City of McKinney, Texas, including executing and submitting all application materials, appearing before the Planning and Zoning Commission and City Council, and taking all other actions necessary to seek approval of such zone change.
3. The undersigned officer of CFC is duly authorized to execute this Certificate on behalf of CFC in its capacity as sole member of Property Owner.

IN WITNESS WHEREOF, the undersigned has executed this Certificate as of the date listed below.

**CARRIS FINANCIAL CORP.,**

as Sole Member of TX55 RE, LLC

  
Signature

DAVID A. SMEDLAND  
Printed Name

VP-MANUFACTURING  
Title

5/19/2026  
Date