



767 Justin Rd
Rockwall, TX 75087

January 24, 2025

Jennifer Arnold, AICP
Director of Planning
City of McKinney
221 N. Tennessee
McKinney, TX 75069

RE: Letter of Intent – Wildhare Investments, Locke Ranch, Approx. 100.66 +/- acres on CR 317 and depicted in Exhibit “A”

Dear Ms. Arnold,

Please accept this correspondence as formal Letter of Intent for the submittal of a Rezoning Request for the above referenced property. Currently the property is zoned Agricultural located within the City Limits of McKinney.

We would request to rezone the property to R-12, C2 Commercial and L1 – Light Industrial for development of a cohesive, high quality Master Planned area with the future expansions of FM 546 and the North / South thoroughfare through the property per the City of McKinney Future Thoroughfare maps. We intended to development the property to included single family residential R-12, C2 – Commercial and I1- Light Industrial per the future Land Use Map of the City of McKinney. A Development Agreement that speaks to the responsibility for infrastructure, cash in leu of park land, future ROW reservations will be created in cooperations with the City of McKinney.

If you have any questions surrounding this request, please contact me at 512-965-6280 or at ryan@michaeljoyceproperties.com

Wildhare Investments, LLC
A Texas limited liability company,
By: Michael Ryan Joyce, manager

A handwritten signature in black ink, appearing to be 'M. Ryan Joyce', written over the typed name of the signatory.

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Exhibit "A"

