



June 2, 2025

City of McKinney
Development Services
221 N. Tennessee St.
McKinney, Texas 75069

Re: Letter of Intent supporting request for a zoning change for an 18.215-acre property, located in the Jonathan Phillips Survey, Abstract No. 719 in the City of McKinney, Collin County, Texas (the “Property”).

Dear Planners:

Allen Harrison Company, LLC (“AHC”), on behalf of the property owner, AHC McKinney Ranch Owner, LLC, submits this zoning change request for consideration by City staff.

The Property is generally located at the southwest corner of McKinney Ranch Parkway and Collin McKinney Parkway and consists of 18.215 acres as described in the Metes and Bounds description submitted with the application. The Property is currently zoned PD—Planned Development District, as listed within Ordinance No. 2024-03-016.

The purpose of the proposed rezoning is to update the required parking ratio for the Property to align with current standards outlined in Section 206(E) of the City’s Unified Development Code.

We respectfully request an appearance before the Planning and Zoning Commission and the City Council at the earliest possible availability.

Sincerely,

Kevin Kuntz
Allen Harrison Company, LLC

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