



August 22, 2025

Planning Department  
City of McKinney  
221 N Tennessee  
McKinney, TX 75069

**RE: Letter of Intent; Application for Voluntary Annexation & Zoning**

Dear Mrs. Sheffield,

On behalf of Martin Marietta Texas Ready-Mix, LLC (formerly TXI Operations, LP), the current owner and applicant for this request (the "Owner"), who intends to sell the property to Committed Industrial, the developer that will undertake the proposed project separately from Martin Marietta (the "Buyer"), please accept the enclosed applications for voluntary annexation and zoning of certain tracts of land consisting of approximately 32.26 acres generally located south of FM 546 and approximately 200 feet north of the intersection of FM546 and CR317 (the "Property"). The Property is currently located within the extraterritorial jurisdiction of the City and is subject to that certain Development Agreement between Owner and the City dated January 11, 2016, and recorded as Instrument No. 20160311000293560 in the Deed Records of Collin County, Texas. The property is proposed to be zoned as "I1 Light Industrial" base zoning.

Specifically, the proposed development will promote economic development through the conversion of the Property from raw land to improved property, which will generate tax revenue for the City. The project will also promote the long range planning of the City because it is consistent with the City's comprehensive plan, which designates this area as Business and Aviation district. The annexation and zoning of the Property will protect the future development of the City from inadequate design and construction standards through the extension of the City's land use regulations and building codes to the Property. Because the Property is largely surrounded by the City limits, the annexation of the Property will facilitate the logical extension of City regulations, building codes, and infrastructure.

Buyer requests that the proposed annexation and zoning be heard by the Planning and Zoning Commission Agenda and City Council, as applicable, as soon as possible.

Please let me know if you have any questions.

Sincerely,  
KIMLEY-HORN AND ASSOCIATES, INC.

Applicant  
Jose Gonzalez, P.E.

Engineer