

Bowman

February 3, 2026

City of McKinney
Planning Department
401 E. Virginia Street
McKinney, Texas 75069

RE: Rezoning Application, ZONE 2024-0148 – Letter of Intent
2906 Woodlawn Road, City of McKinney, Texas 75071

To Whom It May Concern:

We are submitting this request on behalf of the landowner as a resubmittal for a rezoning application for the referenced project. The previous submittal for this application was given the City Numbers PDM2025-0067 and ZONE 2024-0148.

The parcel is identified by Collin County CAD Parcel ID #2638444. The property's legal description is listed as "ABS A0248 WILLIAM DAVIS SURVEY, SHEET 2, TRACT 261, 11.074 ACRES"

The landowner wishes to **rezone the property from the current zoning of AG – Agricultural to I1 – Light Industrial.** The request is in alignment with the direction the City has provided to bring the site into conformance with the existing zoning of the neighboring properties, as well as allowing some current developed conditions on the parcel. Submitted with this LOI are the following documents, as required in the City's submittal requirements:

- Exhibit B Metes and Bound Description.
- Exhibit C Zoning Exhibit

It is the desire of the landowner to pursue only the rezoning of the property with this resubmittal. The additional requirements of the city will be addressed in subsequent submittals.

Thank you in advance for your time and effort.

Sincerely,

BOWMAN CONSULTING GROUP, LTD.



Scott L. Graves, PE, ENV SP
Civil Engineering Director