



September 20th, 2024

City of McKinney
221 N. Tennessee St.
McKinney, TX 75069

Letter of Intent – Zoning Change Request for N McDonald St. & McIntyre Rd, McKinney, Tx

To whom it may concern,

The purpose of this letter is to request a Straight Rezoning change for two properties located at the intersection of N McDonald St. and McIntyre Rd. The zoning change request is for a total of 6.47-acre tract of land in the William Davis Survey, Abstract No. 248, City of McKinney described by the deed to Sloan Creek, Ltd. and PLF, Ltd. recorded in Instrument No. 2007051100642430.

Currently, the 5.86 acres is zoned AG – Agricultural District and the 0.61 acres is zoned ML – Light Manufacturing District. The developer would like to request to rezone both tracts to be I1 – Light Industrial District.

In the ONE McKinney 2040 Land Use and Development Plan, this parcel is part of the Oak Hollow District. The relevant place type area is EM – Employment Mix blending into MW – Manufacturing & Warehousing to the east. The two lots are ideally suited for future warehouse and industrial development as the EM – Employment Mix will offer new non-residential uses, and these types of businesses can benefit from proximity to the major regional highway (US-5).

The requested rezoning is compatible with the adjacent parcels. The parcel to the east is currently zoned ML – Light Manufacturing. The parcel to the south is currently zoned L1 – Light Industrial District. The parcel to the north is currently zoned AG – Agricultural but it is anticipated that it will be rezoned to Industrial or Manufacturing district in the future to allow for employment mix development.

Applicant presents the following supporting documents with this Rezoning Application and Letter of Intent.

- Letter of Authorization
- Zoning Exhibit
- Metes and Bounds Description

If you need any additional information on the Zoning Application or the proposed development, please contact me at (682) 386-1781 or tyler.scott@kimley-horn.com

Sincerely,

Tyler Scott, P.E.

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