

October 15, 2024

McKinney Planning Department  
221 N. Tennessee St.  
McKinney, TX 75069

**RE:     *Letter of Intent***  
***3991 N McDonald St – Approximate 19 - acre site***  
***McKinney, Texas***

Dear Madam or Sir:

In accordance with the guidelines provided in the City's development handbook, Lovett Industrial has prepared this Letter of Intent to request a zoning change for the property generally located at 3991 N McDonald St.

The subject property is currently designated as AG on the zoning map. Within the past few years, the adjacent properties to the south were re-zoned as LI. Our intent is to develop the property as a logistics development.

This site has challenges with development as the southern half of the property has 3 water line easements extending 115' into the site. The city and TxDOT are currently designing improvements for Bloomdale Rd and Spur 195 to expand the roadway and add a traffic circle. We feel our proposed logistics development effectively addresses the site challenges that other asset types would not be able to overcome.

We look forward to working with the City and our adjacent property owners on this opportunity.

Please contact me at (972) 489-5570 or [james.yu@lovettindustrial.com](mailto:james.yu@lovettindustrial.com) should you need any further information or have any questions at this time.

Sincerely,



James Yu, P.E.