



April 19, 2026

McKinney Planning Department  
401 E. Virginia Street  
McKinney, TX 75069

**RE: Letter of Intent  
Couch Drive Office Warehouse  
McKinney, Texas**

To Whom It May Concern:

In accordance with the guidelines provided in the City's Unified Development Code, Kimley-Horn is submitting this Letter of Intent in relation to a Site Plan application. The subject property is located east of Couch Drive approximately 105 LF north of Recovery Way. The site is currently zoned as L1 – Light Industrial and no rezoning is contemplated. Proposed uses are office and warehouse.

A pre-development meeting was held on February 4<sup>th</sup>, 2026. The Developer is also aware of the existing NTMWD 24" waterline that crosses the property and is in coordination with NTWMD on a relocation. The proposed alignment is shown on the Preliminary Utility Plan. Landscape Plans and a Tree Survey and Preservation Plan are attached with this submittal. Preliminary Utility and Drainage Plans are also attached. No Façade Plans are being submitted because the property is not within a Historically Significant Area.

As a part of the project, we would like to request a design exception to Unified Development Code Article 2. E. 8.d., which requires a minimum distance of 200 feet from adjacent residential use to a loading dock to allow a reduction of up to 40 feet. To provide additional screening, the building footprint includes office space between the residential tract and the loading dock area. In addition, a 6' screening wall will be constructed on the east property line.

We look forward to navigating the City's process in close coordination with City Staff. Please reach out with any questions or concerns regarding our application.

Please contact me at (972) 704-1191 or [kelsey.campbell@kimley-horn.com](mailto:kelsey.campbell@kimley-horn.com) should you need any further information.

Sincerely,

A handwritten signature in blue ink that reads "Kampbell".

Kelsey L. Campbell, P.E.