



January 26, 2026

Planning Department
City of McKinney
401 E. Virginia St.
McKinney, TX 75069

RE: *Letter of Intent – McKinney Airport Crossroads*

To Whom it May Concern:

Please accept this correspondence as the formal letter of intent to develop the above-mentioned property. The property located south of FM 546 and approximately 200 feet north of the intersection of FM546 and CR317 is part of the Richard H. Locke Survey, Abstract No. 517. The lot is currently zoned under Light Industrial Zoning. Our client, as the owner, wishes to develop a warehouse on the 20.19-acre lot.

A site plan, landscape plan, preliminary utility plan, and preliminary drainage plan are included with this request.

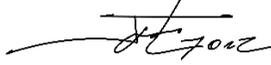
The following design exceptions are being requested to support the proposed development:

- UDC Article 4, Section 402C.1.b.I – Floodplain Tree Removal
 - o Given that there are existing trees within the City of McKinney Existing Effective Floodplain we are requesting to remove more than 30% of protected trees, that are located outside the construction of buildings, parking, and fire lanes/utility easements, to develop a +/- 232,648 SF warehouse building, fire lane, utilities, and associated stormwater detention facilities. See below for information regarding the tree data for existing and proposed conditions of this site.
 - o Total Quality Trees in the City of McKinney Existing Effective FP = 36 (100%)
 - Total Quality Trees preserved (post construction) = 0 (0%)
 - Total Quality Trees removed = 36 (100%)

In lieu of fully paying the mitigation fees to the City of McKinney, the owner is proposing to plant 20 replacement trees on-site. The quantity, species, and placement of the replacement trees comply with the City's guidelines. This approach ensures effective and sustainable mitigation while preserving the environmental aesthetics of the property. The remaining mitigation inches owed shall be paid by the owner.

Thank you for your consideration of this request. Please contact me at (214) 256-4911 or jose.gonzalez@kimley-horn.com if you have any questions.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.



Jose Gonzalez, P.E.