

October 08, 2025

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

RE: *Letter of Intent – Hopewell Industrial McKinney*

To Whom it May Concern:

Please accept this correspondence as the formal letter of intent to develop the above referenced property. The property is located approximately at the south east corner of Highway 5 and McIntyre Rd, part of the William Davis Survey, Abstract No. 248, Sheet 1, Tract 63. The lot is currently zoned under Light Industrial Zoning. Our client, as the owner, wishes to develop an office warehouse on the ±14.4632-acre lot.

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

The following Design Exception 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 +/- 225,000 GSF Light Industrial 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 = 65 (100%)
 - Total Quality Trees preserved (post construction) = 0 (0%)
 - Total Quality Trees removed = 65 (100%)

Thank you for your consideration of this request. Please contact me at (469) 301-2597 or john.tedesco@kimley-horn.com if you have any questions.

Sincerely,

John Tedesco, P.E. (Tx)
Project Representative