

**Boilermaker Capital LLC**  
**3308 Preston Road, Suite 350, #243**  
**Plano, TX 75093**

December 28, 2023

Ms. Jennifer Arnold  
Director of Planning  
City of McKinney  
221 N. Tennessee Street  
McKinney, TX 75069

**RE: 20.1593 acre tract of land situated in the Andrew Stapp Survey, Abstract No. A-833, City of McKinney, Collin County, Texas, the subject tract being all of Tract 24.**

Dear Ms. Arnold:

Attached for the City of McKinney's review and consideration is a Straight (Re)Zoning Request application that pertains to the tract of land referenced above. The land is situated at the southwest corner of Lake Forest Drive (FM 1461) and Bloomdale Road (CR 123).

We are requesting to rezone the entire parcel from PD 1270 (Ordinance 2004-02-014) to the "C2" – Local Commercial district. This parcel within the existing PD is to follow the "BN " – Neighborhood Business district regulations. We feel that with the Highway 380 bypass route finalized that a C2 zoning is a more appropriate use.

Thank you for your consideration of this request. Please do not hesitate to contact me at 972-489-2872 or by email at [metevierd@gmail.com](mailto:metevierd@gmail.com) if you have questions or require clarification.

Sincerely,



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Dan Metevier  
Vice President, Commercial Real Estate  
Boilermaker Capital LLC (Applicant)  
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