



December 8, 2025

McKinney Development Services  
401 E. Virginia Street  
McKinney, TX 75069  
Front Desk: 972-547-2000

Subject: Letter of Intent – Re-Zone Letter of Intent of a 2.070-acre parcel and a 3.272-acre parcel of land located at 3109 N. McDonald Street, McKinney, TX

Dear Development Services Staff:

On behalf of Box Investment Group, we would like to formally submit the attached re-zone application for the above-mentioned property to **change the zoning to I1 – Light Industrial**. The property currently has three existing zoning classifications: **AG – Agricultural, PD – Planned Development, and BG – General Business**. We attended a pre-development meeting with City Staff on November 20, 2025 (PDM2025-0202), in which we discussed our proposed 55,000 square foot office/warehouse building.

We respectfully request the rezoning of the 5.342-acre subject property to **Light Industrial** to better align with the existing land use pattern in the surrounding area and to support our intended **office/warehouse** development. The properties adjacent to and near the site are predominantly industrial, making Light Industrial the most appropriate and compatible zoning classification. Rezoning to I1 will allow us to deliver a modern, low-impact office/warehouse facility that is consistent with surrounding development, supports local employment, and contributes to the continued orderly growth of the area.

We appreciate the City's assistance and look forward to working collaboratively through the development process. Please contact me at 972-897-2060 or [toddm@boxinvestmentgroup.com](mailto:toddm@boxinvestmentgroup.com) to answer any additional questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd Marchesani", is written over a horizontal line.

**Todd Marchesani** • Partner  
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