



May 29, 2026  
Planning Department  
401 E. Virginia Street  
McKinney, Texas 75069

***RE: Letter of Intent – PD Zoning Change Request  
Approximately 2.09 Acres  
McKinney Neighbor Hub***

To Whom it May Concern,

Please accept this correspondence as the formal Letter of Intent to rezone approximately 1.76-acres property located approximately 300' north of the intersection of Redbud Boulevard and White Avenue and on the east side of Redbud Boulevard in addition to the 0.33-acre triangular shaped property immediately north of this site which is currently owned by the City of McKinney but is anticipated to be sold to the owner of the other property. The total area of the properties being zoned is 2.09-acres.

The 1.76-acre property is currently zoned as Planned Development district under ordinance PD No. 2025-12-115. The 0.33-acre property is currently zoned as RS-120 Residential District. It is the intent of my client to rezone both properties under a new Planned Development district to allow for a combination of office and warehouse uses to serve local non-profits and charitable organizations while the rest of the property will not be included in this zoning case.

Thank you for your time and consideration in this matter. If you have any questions, please contact me at 469-424-5900 or at [casey.gregory@thesanchezgroup.biz](mailto:casey.gregory@thesanchezgroup.biz) if this is more convenient.

Regards,

Casey Gregory, P.E.  
President  
Sanchez & Associates, LLC.