

March 31, 2017

City of McKinney
Development Services
221 N. Tennessee Street
McKinney, Texas 75069

Re: Letter of Intent SUP – Lot 3, Block A – Stonebridge Parcel 903

Dear City Planner,

Our client Evans Properties intends to develop the vacant lot known as Lot 3, Block A of the Stonebridge Parcel 903 Addition. The 1.473 acre lot is located on the north side of Eldorado Parkway approximately 526-feet east of Stonebridge Drive. The site is currently zoned PD-2003-02-015 (R-2), which allows the proposed use.

In conjunction with the proposed Site Plan application we are submitting an application for a Specific Use Permit for the proposed Restaurant drive thru. In our opinion the proposed development is compatible with the neighboring uses. The adjacent property to the east is an existing oil/lube facility with service bays and the property to the west is an existing neighborhood type retail/restaurant building similar to what we are proposing. The proposed drive thru window will be on the side of the building facing the property to west and not the single-family development to the north. Also, due to grading constraints the drive thru lane on the side of the building will be approximately 2' to 3' below the shared fire lane with the western property.

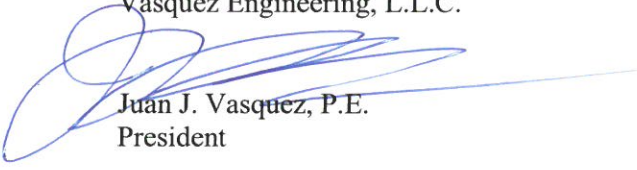
Owner:

Jimmie Evans
Evans Properties
509 N. Hwy. 69
Leonard, TX 76102

We will be requesting that this SUP application be placed on the next Planning and Zoning Commission meeting date as well as the City Council meeting.

If you have any questions or need additional information please let me know.

Sincerely,
Vasquez Engineering, L.L.C.



Juan J. Vasquez, P.E.
President