

DONALD E. PASCHAL, JR.

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March 8, 2013

Mr. Michael Quint
Director of Planning
City of McKinney
308 North Tennessee
McKinney, Texas 75069

Re: Revised Letter of Intent – Specific Use Permit for drive through window on approximate western ½ of lot 2 of Virginia Parkway Professional Center South

Dear Mr. Quint:

Attached with this letter of intent is the application for a Specific Use Permit for a drive through window for lot 2 of the Virginia Parkway Professional South. The Ownership of the property has a contract to sell the approximate western ½ of the lot 2 (23,747 SF est) for a Bahama Bucks ice cream franchise. A stand alone building with drive through window will be built on the property.

Zoning for the property was amended in 2005 to allow a drive through window on either lot 2 or 3 of the referenced development subject to approval of a SUP by the City Council. We believe that the proposed use complies in every aspect with the zoning SUP approval intent and that the use is very well suited for the property and the area.

At this time, a site plan has been submitted and matching copies of the site plan have been submitted to accompany the SUP. Within the next week or two an amended plat will be submitted for the project. Based on site plan requirements, lot 2 will be divided to provide for two lots; the western most lot will be the location of the project and the SUP which we currently anticipate to be 23,744 SF or close thereto. It is our understanding of the respective time frames, that staff review of the site plan and plat are likely to be completed prior to City Council consideration of the SUP, thus, the specific lot configuration and site plan arrangement will be available for a full understanding of the site.

Additionally, the Site Plan and building elevation graphics as submitted by the project owner and engineering representative show the proposed building materials and the area of each material used. Per the above referenced plan, the building materials will be in compliance with the site zoning requirements and will include a mixture of brick, stone, and stucco.

It is requested that both this SUP request be processed and placed on earliest possible City Council agenda. I will be pleased to meet with you or your staff to discuss this matter as requested. Your consideration and support in these matters will be greatly appreciated. Both the user and seller of the property are most anxious to proceed with the project and encourage Staff to expedite the matter wherever possible. We stand ready to assist in your review.

Sincerely,

A handwritten signature in black ink, reading "Donald E. Paschal, Jr." with a stylized flourish at the end.

Donald E. Paschal, Jr.
Owner Representative
Turrentine Family Partnership