



December 18, 2022

Ms. Kathy Wright
Planning Dept.
City of McKinney
221 N. Tennessee Street
McKinney, Texas 75070

Re: Preliminary Plat Submittal
SWC of U.S. 75 and Virginia Pkwy.
Letter of Intent

Dear Ms. Wright,

Please let this letter serve as the Letter of Intent for the Preliminary Plat submittal associated with the proposed commercial subdivision and grocery anchor located at the SWC of U.S. 75 and Virginia Pkwy. The Preliminary Plat is associated with a proposed 22,510 sf grocery market facility on an approximate 3.15-acre tract as well as three other pad sites fronting Highway 75. The property is currently zoned C3 & CC- Corridor Commercial Overlay. The grocery and supporting infrastructure will be built in single phase. In support of the grocery store and commercial pads, the applicant is asking for an engineering variance to install a traffic signal on Virginia Parkway. A supporting signal warrant report has been submitted for staff review separately.

Should you have any questions, please feel free to contact me.

Sincerely,

Claymoore Engineering, Inc.
1903 Central Drive Ste. 406
Bedford, TX 76021
817-281-0572

A handwritten signature in blue ink that reads "Drew Donosky". The signature is written in a cursive style with a prominent loop at the end of the last name.

Drew Donosky, P.E.