

July 9, 2021

City of McKinney Planning Department
221 N. Tennessee St
McKinney, Tx. 75070

Attn: Planning Dept

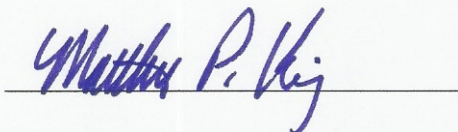
Re: 301 West Louisiana Letter of Intent

Let this letter serve as our Letter of Intent to remodel the existing 8,000 sf single story building at the above location. Specifics are:

- This building selected as it is near the other businesses bringing visitors west of the Square and Mitchell Park along West Virginia and West Louisiana. Including: Sugar Bacon, the Pub, CT Provisions and the Yard.
- Proposed winery with covered outdoor seating. Inside seating for the serving of wine and cheese boards. 32 covered patio seating, 72 indoor seats.
- Hours of operation 7 days a week, 2pm to 9 pm.
- Building to be divided into 4,376 sf winery (on east side) and the remaining portion (on the west side) developed as a vacant space for future tenants.

Thank-you for your timely review of our application. Please contact me if you have any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Matthew P. King". The signature is written over a light blue horizontal line.

Matthew King
Architect

Cc: Marc Chase

