

DONALD E. PASCHAL, JR.

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November 28, 2016

Mr. Brian Lockley
Director of Planning
City of McKinney
308 North Tennessee
McKinney, Texas 75069

Re: Letter of Intent – Site Plan and Landscape Plan Application for portion (approximately 28,600 SF) of lot 3R, Virginia Parkway Professional Center South containing approximately 1.76 acres on South side of Virginia approximately 425 feet east of Jordan Road – Honest 1 project Site Plan

Dear Mr. Lockley,

This letter of intent is submitted requesting approval of the Site Plan and Landscape Plan for the Honest 1 project. The zoning and SUP for this project was unanimously approved by the City Council at their meeting of October 4, 2016 as had been recommended by the Planning & Zoning Commission.

As a matter of information, an amended plat on the 1.76 acres will be subsequently divided into two lots, one for the proposed Honest-1 use on a 28,592 Square Ft lot and the remaining approximately 43,000 SF (about an acre) into a second lot. This letter of intent, along with the respective Application forms and companion documents are being submitted electronically by email. If staff needs further documentation, please advise. When staff is ready for payment, I will ask the proposed owners with whom we have been working to call and provide a credit card number; it is my understanding that the Site Plan review fee is \$250.

We believe that we have made the necessary adjustments to the Site Plan as we worked through the SUP and Zoning process with the City Staff. However, should we need to work on any additional items, please advise.

Relative to the Landscape Plan, we have endeavored to comply with the City landscape ordinance relative to all requirements. We believe this has been accomplished and in fact, we believe the requirements have been exceeded. Please advise if adjustments are needed and we will work with the Staff to find an appropriate solution. Specifically, the landscape screening provisions of the ordinance allow three options; as previously

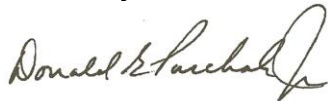
discussed with staff and seemingly endorsed by the P & Z and City Council, we are requesting approval of the screening option that allows landscaping only which requires that the required heights of bay door screening be achieved within 18 months as shown on approved landscape plan. It is our strong desire to have the third landscaping only option. First, we do not want the project to have a barrier image with a solid masonry fence which we do not believe contributes any positives for the project area. Second, as the respective landscaping grows, the wrought iron type fence will become engulfed and be of no consequence except for being a visible fence for the year or so and then being overtaken by planting growth. Thus, it is our plan to provide an enhanced landscape which will be superior to the fence / landscape combination in this location. It is our desire and expectation that the landscaping to be viewed and enjoyed both internally and externally. The landscape plan, illustrates the quality plants that contribution to the attractiveness of the overall commercial project. It is our understanding that the landscape plan and the requested screening be approved as part of the Site Plan review.

We have previously coordinated the overnight storage requirements and loading / delivery space with City Staff.

In summary, we believe that this proposal is a quality project for the project site and for McKinney. We have taken steps to assure the project blends into the fabric of the existing development and is not just a needed service, but will be positive for the site and area.

I will be pleased to respond to any questions Staff may have.

Sincerely,



Donald E. Paschal, Jr.
Turrentine Family Partnership, LTD
Partner and Property Ownership Representative

Cc: Blake Sellers, proposed Honest 1 franchise operator and site owner