

## Letter of Intent

From:

Dragon Axe LLC DBA The Horse's Axe

08/22/2022

1001 Mason St., Aubrey, TX 76227

To:

City of McKinney Planning Department, McKinney, TX 75069

**Subject: Specific Use Permit application for 212 E. Louisiana St. McKinney, TX 75069**

This specific use application is being submitted on behalf B2 Properties, the property owner, and Dragon Axe LLC, the property lessor, for the McKinney Original Donation, Block 6, Lot 48D & 51A at 212 E. Louisiana Street, McKinney, TX 75069. The property sits on 0.0649 acres in the historic downtown corridor with a total main area of 5600 square feet between floors 1 & 2 for improvements. The proposal is to improve the property for a family entertainment venue focusing on ax-throwing.

Property details:

- 21' south of Louisiana St. (main ingress into property – front façade)
- 59.75' west of Johnson St.
- 104' north of E. Cloyd St.
- 134.75' east S. Tennessee St.
- 0.0649 acres of land usage
- 5600 interior square footage between lots 48D and 51A
- Zoned as Historic Core

Our proposal for the SUP, as it relates to the current historical core zoning, as well as the ONE McKinney 2040 Comprehensive Plan, is a viable option for the property. The subject property is located on a prominent street many consider festival lane, and McKinney's historic Town Center has long been recognized as a regional destination for shopping and entertainment. The use of the property, as proposed by the owner & lessor, will introduce an established ax-throwing franchise that provides a destination entertainment location with a unique activity that will engage visitors of all ages.

The Horse's Axe will be an ax-throwing and arcade venue serving a variety of beer and wine. It will be a fun family atmosphere where people can participate in indoor recreation activities, including ax-throwing, air hockey, shuffleboard, arcade games, and enjoy their

favorite beverage. The Horse's Axe will complement the myriad of businesses located in downtown McKinney while delivering a unique experience.

Regards,

A handwritten signature in black ink, appearing to read "Jason K. Pearson". The signature is fluid and cursive, with a large initial "J" and "P".

Jason K. Pearson, Ph.D.

Dragon Axe LLC

469.305.2830