



February 1, 2022

Planning Department
City of McKinney, Texas,

Re: Proposed Dutch Bros Drive-Thru

Dear Planning Department,

We are working on building a Dutch Bros Coffee shop at 1605 Eldorado Parkway, Lot 4, Block A of Provident Addition. The property is Northern adjacent to the Wells Fargo on the Eastern corner of the Eldorado and Medical Center intersection. It is on 1.007 acres of land that is part of the PD 1353 and follows BN Zoning District. The following is our request for a Specific Use Permit (SUP) for the drive-through component of our coffee shop. Our request is to present to Planning & Zoning on March 8th and City Council on April 5th.

We are excited to propose another Dutch Bros in McKinney, which is home to the first operating Dutch Bros stand in DFW. Dutch Bros is formerly the largest privately held coffee company before becoming a publicly traded company in September 2021. The proposed building is a 950sf modular building which is proposed to have a combination of Nichiha, cement plaster, and masonry. The hours anticipated at this location are 5am – 11pm Monday thru Sunday, which will include 3 shifts per day and 8 employees. The employees will be operating the kiosk by preparing and serving menu items and running orders to guests in the drive-thru, similar to how Chick-fil-A operates a double stack drive-thru.

Included in our submittal are the proposed concept plan and elevations for the Dutch Bros. This concept plan is intended to show the fit of the Dutch Bros into the overall development outside of our SUP request. The building will be used for the operation of the coffee stand and preparation of menu items; therefore, the building will not be open for public access. The Dutch Bros Coffee shop will serve beverages including coffee, tea, and energy drinks. The building is designed with both color and material to represent the brand effectively, while fitting within the City's standards.

Dutch Bros is known for their philanthropic engagement and efforts. Examples of their community involvement are included in our submittal for your review.

We are excited to help continue the growth for an amazing brand and organization within the City of McKinney and look forward to working together to deliver another quality addition to the community.

Please let me know if you have any questions regarding this letter.

Best,

Sam Moore

Main & Main Capital Group, LLC