

August 22, 2019

City of McKinney
Kaitlin Gibbon
Planning Department
222 N. Tennessee Street
McKinney, TX 75070

Subject: Letter of Intent, entitlements for proposed Floor & Décor business at the northeast corner of Hwy 380 and Skyline. Approximately 5.27 acre lot proposed (to be subdivided from existing 6.71 acre parcel) of Lot 1, Block A, Skyline University Addition, McKinney, TX.

Dear Ms. Gibbon:

Please accept this Letter of Intent for the proposed development of a Floor & Décor located approximately Hwy 380 and Skyline in the City of McKinney. Floor & Décor is a seller of high-quality hard surface flooring materials.

At present, the site is vacant raw land. The proposed development of the approximately 5.25 acre site consists of a new 78,500 SF building and associated parking lot, drive aisles and landscape areas. Several public improvements will also be required along with the development of this site including turn lanes from Hwy 380, widening of Skyline Drive, as well as installation of sidewalks along the length of the property frontage. The site is zoned PD-1997-06-35 which allows for the proposed use.

Sincerely,



John Thatcher