



October 27, 2014

City of McKinney

***Re: Proposed Retail Development NEC Stonebridge Ranch & Eldorado
Letter of Intent – SUP
McKinney, Texas***

This letter is to serve as a letter of intent indicating a desire to develop approximately 2 acres at the northeast corner of Stonebridge Ranch and Eldorado in the City of McKinney as a retail subdivision. The parcel is approximately 240 feet east of the intersection of Stonebridge Ranch and El Dorado. The development would consist of approximately 4,200 square feet of retail space and the associated infrastructure to support the development. The intended uses of the site are general retail as well as a restaurant component. The building will be constructed primarily with masonry (brick, stone, synthetic stone in accordance with the City's architectural standards. It is our intention to construct the center as a single phase with an additional out lot of approximately 0.7 acres to be developed as necessitated by interest and demand from other parties.

We are requesting an SUP for a drive through on the western face of the proposed building. The existing zoning for the property is part of the Stonebridge Ranch PD.

We are requesting that this SUP be placed on the next available meeting date after comments have been addressed that conform with the City's approval process.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Allen', written over a horizontal line.

Michael Allen, PE