



June 26, 2024

City of McKinney
Araceli Botello
Planning Department
221 N Tennessee Street
McKinney, TX 75069

Re: Letter of Intent supporting a request for a landscape design exception for a McDonald's fast food restaurant with a drive through on 12081 W University Drive, McKinney, TX 75071.

Dear Planners:

This letter of intent is submitted on behalf of the owner, DSF Prestwick, a limited partner, and incorporates the information contained in the application submitted herewith, which is as follows:

- The subject property is 1.35 acres.
- The site is located south of Hwy 380, east of Coit Road, and west of Redbud Drive.
- The proposed use of the property is fast food restaurant with a drive through.
- The proposed building is +/- 4,445 SF.
- The proposed development will not be completed in phases.
- There will be no additional uses on the property.
- The current zoning district of the property is C2 Local Commercial.
- The design exception is for a reduction from the required 20 ft street landscape buffer to 17.9 ft due to TXDOT's expansion of the right-of-way.

Should you have any questions or concerns, please feel free to contact me directly.

With Gratitude,

A handwritten signature in black ink that reads 'Leslie Ford'.

Leslie Ford
Entitlements Consultant
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