



March 3, 2026

City of McKinney  
Planning Department  
401 E Virginia St  
McKinney, TX 75069

Re: Letter of Intent supporting a request for a landscape buffer design exception for a Chuy's Fine Tex Mex located at 8405 W University Drive, McKinney, TX 75071 inside the West Grove Development.

Dear Planners:

This letter of intent is submitted on behalf of the business owner, Chuy's Opco, Inc, and incorporates the information contained in the application submitted herewith, which is as follows:

- The subject property is 1.92 acres.
- The site is located south of Hwy 380, east of Custer Road, and west of N Stonebridge Dr.
- The proposed use of the property is a full service commercial restaurant with bar.
- The proposed building is +/- 6,600 SF (including outdoor patio space).
- There will be no additional uses on the property.
- The current zoning district is West Grove Planned Development.
- The design exception is requested for a reduction from the required 25 ft street landscape buffer to 20 ft to match the remainder of the development and to allow to adequate parking. The previously approved overall development plan shows a 20ft buffer.

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

Best Regards,

A handwritten signature in black ink that reads "McKayla Reeves". The signature is written in a cursive, flowing style.

McKayla Reeves  
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