



LETTER OF INTENT

October 14, 2024

To: City of McKinney
Development Services - Planning Department
221 N. Tennessee St.
McKinney, TX 75069

Subject: Site Plan Application – McKinney McDonald's
3300 Virginia Pkwy
McKinney, TX 75071-5559
SUP2024-0017

To whom it may concern:

The subject property is designated as Lot 3, Block A of the Verbie Hayes Addition, and is situated at the southeast corner of Virginia Parkway and South Hardin Boulevard. The adjacent parcels to the Northwest comprise a Walmart Neighborhood Market and various commercial establishments. Currently, the site is vacant and does not contain any structures. The western tract is utilized as a parking lot for commercial businesses. The subject lot size is approximately 1.075 acres. This site is part of PD ORD. NO. 2008-09-037. The proposed development for the site is a McDonald's drive-through restaurant, which is consistent with the existing zoning regulations. This proposal aims to leverage the current infrastructure on site to mitigate any disturbance to utilities and adhere to the requirements established by the City of McKinney.

Sincerely,

A handwritten signature in black ink that reads "Callie Aaker".

Callie Aaker, P.E. (TX)
Project Manager

Attachments:

- Site Plan
- Metes and Bounds Description
- Preliminary Utility Plan
- Existing Drainage Plan
- Proposed Drainage Plan