

Letter of Intent

Century McKinney LLC
PO Box 863975
Plano, TX 75086-3975

June 15, 2024

To Whom It May Concern

.376 acres

The property is located at the Southeast corner of East Leland and N. Kentucky Street.

The existing zoning is BN Neighborhood Business

Hutchins BBQ is seeking a Planned Development District to be allowed to use 100 B E. Leland for the storage of their paper goods and plates and non-food items. Some dry goods would be stored here as well. They may utilize the small office and bathroom.

This property is small and has set empty due to its location. With Hutchins BBQ right across the street it is a perfect fit for its use. The auto stereo store next door at 100 A would not be disturbed and it would require no changes to any use there. No additional parking, or Landscaping would be required.

Hutchins BBQ is an Iconic name in the City of McKinney. Due to its exceptional growth, great food and awesome atmosphere it has experienced unbelievable growth. With growth comes the need for more storage space. We have built all the square footage that the lot will allow us at 1301 Tennessee. With that being said, right across Leland Street is a small space at 100 B that can be leased for just the purpose we need. It is accessible on foot and its proximity couldn't be better. It would allow us to store our paper goods, cups, plastic ware, dry goods and a host of other items for advertising, promotion and miscellaneous items that would help in us being more efficient with more working space.

Would like to be on the next Planning and Zoning agenda if possible.

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Respectfully,

John Sharker (Applicant)

Sharker Construction

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