



LETTER OF INTENT

May 19, 2025

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

Subject: Specific Use Permit Application – McKinney McDonald's
3300 Virginia Pkwy
McKinney, TX 75071-5559

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 east comprise a Walmart Neighborhood Market and various commercial establishments. Currently, the site is vacant and does not contain any structures. The eastern tract is utilized as a parking lot for commercial businesses. The subject lot size is approximately 1.075 acres. This site is part of a Planned Development - PD Ordinance Number 2008-09-037, which defers to BN-Neighborhood Business District regulations, which defers to C-1 Neighborhood Commercial use regulations. The proposed development for the site is a McDonald's drive-through restaurant. Within C-1, a "restaurant, drive-in or drive-through" requires a Specific Use Permit (SUP). The purpose of this letter is to request an SUP for the subject site.

Sincerely,

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

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