



September 5, 2023

City of McKinney
Planning Department
221 N. Tennessee Street
McKinney, Texas 75069

Re: Letter of Intent supporting a request for a specific use permit for 1.015 acres located at the northwest corner of Virginia Parkway and Custer Road and being a part of Lot 1, Block A, Virginia N Custer Addition, McKinney, Texas.

Dear Planners:

This letter of intent is submitted on behalf of the owner, Benchmark Equity, a Texas limited

Liability corporation, and incorporates the information contained in the application submitted herewith, which is as follows:

- The subject lease area is 44,216 SF (1.015 AC +/-) as shown on the site plan accompanying this application.
- The site is located at the northwest corner of Virginia Parkway and Custer Rd, abutting these streets on the south and west sides of the property.
- The proposed specified use of the property is quick service restaurant with drive-thru service.
- The proposed building is +/- 4472 square feet.
- The proposed development will not be completed in phases.
- No additional uses are requested for the property.
- The request for a specific use permit for the addition of a drive thru to the project matches adjacent and nearby uses and is not incongruent with the immediately surrounding area.
- The current zoning district of the property is PD Planned Development (Ordinance 20004-11-116, 2004-01-006, and 1998-08-44), BN Neighborhood Business, Overlay District: CC Corridor Commercial Overlay District with an Established Community - Professional Campus Placetype in the Comprehensive Plan.

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

With Gratitude,

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