

May 8, 2023

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

Attn: Planning Services

Letter of Intent for U.S. 380 & New Hope Commercial preliminary plat.

This is a letter of intent for the U.S. 380 & New Hope Commercial preliminary plat, a proposed 4.703-acre, single building site located on H.T. Chenoweth survey tract 346. The site is approximately 40 feet north of U.S. highway 380 and 20 feet west of F.M. highway 1827. The existing 4.703-acre property is to be replatted into one lot. The proposed plat will be for non-residential, commercial development.

The site is not currently zoned and is in the City of McKinney ETJ.

The site has one proposed convenience store that will be a 12,480 SF single story building. A proposed 24' fire lane, utility, and drainage easement will be built with the development. The building and facilities will be maintained by one owner.

Our team met with the city staff for a pre-development meeting in September 2022. There are no variances being requested, and we will continue to work with staff on fire lane and landscape coordination items that are specific to this site.

Should you have any questions or need additional information, please feel free to contact me.

Sincerely,

James Yu, PE  
Senior Project Manager

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