



July 25, 2016

City of McKinney
Kathy Wright
Planning Department
222 N. Tennessee Street
McKinney, Texas 75070

Subject: Letter of Intent, Re-Plat Application, of 2 tracts of land 10.722 acres, Northwest Corner of White Ave and Southbound US 75 Frontage Road, McKinney, Texas

Dear Ms. Wright:

As defined in the Site Plan approval requirements Checklist, please accept this itemized letter of intent that is meant to conform to the requirements list included on page 7 of 18 of the Re-plat checklist.

The area of the previously platted and un-platted site is 10.722 acres. Part of the site is platted (Mitchell Clinic, Cab. A, Page 100).

At present the site is vacant raw land. The plat name will remain Mitchell Clinic Addition.

The planned development consists of 4 buildings totaling 18,824 sf consisting of Car Sales show rooms, an automotive repair shop, car wash and presentation room. Additionally, the balance of the site will be occupied by automobile inventory storage, customer parking and repair support area.

No type of facilities agreement, deferment or reimbursement is planned to be requested.

The re-plat is a minor re-plat. All of the site is planned to be developed in one phase. Some additional parking area is planned in the rear of the site if future operation warrant.

The site will only be occupied by this auto sales business.

The site is zoned "C Planned Center" with the CC – High Rise Overlay" and re-zoning is not required.

Best Regards,

Dunaway Associates

A handwritten signature in blue ink, appearing to read "Randall E. Siemon".

Randall E. Siemon, P.E.