



City of McKinney
Planning Department
221 N Tennessee St
McKinney, TX 75069

April 18, 2014

Property @ the SWC of Virginia Parkway & Custer Rd, McKinney, TX

Planning Reviewer(s),

The accompanying documents are all part of a Special Use Permit Request for the property located at the SW corner of Virginia Parkway & Custer Rd in front of the Sprouts Market shopping center. The existing zoning is PD which allows a maximum of (4) fuel dispensing pumps for a convenience store with fuel services. The intent for the Special Use Permit request is to allow (6) double-sided fuel dispensing pumps (12 cars). Please see proposed site plan for more information. Also, in order to satisfy design requirements for the current zoning for "exceptional and innovative quality" we have planned to use 100% masonry that will match the Sprouts Market masonry colors.

If you have any questions, please let me know.

Sincerely,

John Fitzgerald
Project Manager

720.536.3181
720.536.3187 Fax
5600 S. Quebec St, Ste 210C
Greenwood Village, Colorado 80111

www.dimensiongrp.com

214.343.9400
214.341.9060 Fax
10755 Sandhill Road
Dallas, Texas 75238