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February 10, 2016

Mr. Aaron Bloxham
Planner I
City of McKinney
221 N. Tennessee Street
McKinney, Texas 75069

Re: Letter of Intent
104 W. University Drive
Case 16-025SP - Advanced Auto Parts Store

Dear Mr. Bloxham:

A new Advance AutoParts Store is being proposed at the referenced site and a site plan is being submitted to the City of McKinney (City) for approval. The site is located at the northeast corner of Church Street and W. University Drive (US 380). It is zoned ML – Light Manufacturing Retail. The proposed building consists of a 7,590-sf and is intended to comply with all City Ordinances and requirements. The site is 0.836 acres and will need to be re-platted into one lot to include the existing lots and the abandon portion of Kentucky Street Right-of-Way.

We are requesting one variance for the site plan. The variance consists of allowing the landscape buffer along the front of the site to be 10 feet instead of the required 20'. This is given to the site constraints due to its site and odd lot configuration. We found that the site would not be adequately parked and laid out without this variance.

We request approval of the site plan for the referenced project and ask that you contact me if you have any questions or need any additional information.

Very truly yours,
CARRILLO ENGINEERING, LLC



Anna C. Blackwell, P.E