



December 28, 2020

Ms. Kathy Wright
Planning Dept.
City of McKinney
221 N. Tennessee Street
McKinney, Texas 75070

Re: Special Use Permit
NWC of U.S. 75 and Rock Hill Rd.
Letter of Intent

Dear Ms. Wright,

Please let this letter serve as the Letter of Intent for the special use permit request associated with the proposed dealership located at the NWC of U.S. 75 and Rock Hill Road. The Zoning Change and SUP are associated with a proposed 58,851 sf automobile dealership facility on an approximate 13.72-acre tract. We would like to request a SUP to allow the proposed automotive sales use. The dealership will be built in single phase.

A variance is requested as part of this SUP application for 10 overhead service doors facing public right-of-way or residentially zoning property. The proposed site plan has overhead service doors facing Central Expressway and overhead car wash bay doors facing Rockhill Road. A variance is also requested to omit the requirement to provide cross access to the adjacent properties to the north as this would undermine the security of the new vehicle storage lot in it's current layout.

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

Sincerely,

Claymoore Engineering, Inc.
1903 Central Drive Ste. 406
Bedford, TX 76021
817-281-0572

A handwritten signature in blue ink, appearing to read "Matt Moore".

Matt Moore, P.E.