



November 25, 2013

Letter of Intent  
Rezoning of Parcel #1824761.  
"BG" – General Business District

The property proposed to be rezoned is located at 703 Wilson Creek Boulevard. This property is shown on the City of McKinney GIS Website as parcel number 1824761 and has an area of 5.544 Acres. The existing zoning for this property is PD (Planned Development) District with a specific use of RG-18 (Residential General – 18) Multi-Family. The requested zoning for this property is set to be PD (Planned Development) District with a specific use of BG (General Business) District to allow for automobile paint and body work (collision center). We would like to include these uses within our Rezoning that are allowed within the BG District: Auto painting or body shop; Automobile, motorcycle, boat (sales, repair, or storage) and Garage, auto repair. We would like to prohibit the following uses from our Rezoning that are allowed in the BG District: Residential uses; Automobile trailer, light truck, Tool rental; Bait Shop; Building material sales or monumental sales; Bus stations; Cleaning plant, laundry; Creamery (dairy products); Farm implement sales and service; Frozen food lockers; Funeral homes and mortuaries; Halfway house; Pawnshops; Railroad track or right-of-way; Recreational vehicle sales; and Sexually oriented business. There are no exceptions or special considerations being requested. We would like to commit to a 100% masonry exterior to satisfy our special PD provision requiring that we provide something on site of exceptional quality. The property is approximately 40 feet East of centerline of Wilson Creek Blvd, 34' South of centerline of Rockhill Road, and 1,240' West of S. Graves Street. Please see below for the specific dates that we are trying to meet for our submittal:

- November 11, 2013 – Submit Rezoning Package
- November 25, 2013 – Comments from Development Review Committee (DRC)
- December 10, 2013 – Planning and Zoning Committee Meeting
- December 12, 2013 – Due Date for Planning and Zoning Revisions
- January 7, 2013 – City Council Date

Please feel free to contact us if you have any further questions. You can contact me at 704-566-3208 and [gene.cocchi@hendrickauto.com](mailto:gene.cocchi@hendrickauto.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Gene Cocchi", written over a white background.

Gene Cocchi  
Vice President of Corporate Real Estate  
Hendrick Automotive Group

## Steven Duong

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**From:** Bowers, Jennifer <Jennifer.Bowers@HendrickAuto.com>  
**Sent:** Thursday, December 05, 2013 5:20 PM  
**To:** Steven Duong  
**Cc:** Cocchi, Gene  
**Subject:** Re: Clarification on uses for 255Z Honda

Steven,

Yes, that is correct.

Thanks,  
Jennifer

Jennifer Bowers  
Hendrick Automotive Group  
704-567-3635 office  
704-619-8976 cell

On Dec 5, 2013, at 5:47 PM, "Steven Duong" <[sduong@mckinneytexas.org](mailto:sduong@mckinneytexas.org)<mailto:sduong@mckinneytexas.org>> wrote:

Hi Jennifer,

Per our phone conversation, I just wanted to confirm that you would like to add the following things to your list of prohibited uses in your PD ordinance:

Prohibited:  
Automobile (Sales), Motorcycle and Boat (Sales, Repair, or Storage).

We would also like to add this email to our staff report as an addition to your letter of intent to better clarify the uses.  
Thanks.

If this is acceptable, please reply in confirmation. Thanks.

Steven Duong | Planner I  
City of McKinney, Texas  
Phone | 972.547.7437  
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