



Cates-Clark & Associates, LLP

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January 27, 2014

RECEIVED
By Kathy Wright at 10:12 am, Jan 30, 2014

Mr. Michael Quint
Director of Planning
Planning Department
City of McKinney
221 N. Tennessee St.
McKinney, Texas 75069

RE: Proposed Planned Development (PD) Amendment
Parcels 810, 811 A&B, NEC Custer Road and Eldorado Parkway
Stonebridge Ranch
McKinney, Texas

Dear Mr. Quint:

This will serve as our request, on behalf of the owner as their agents, to amend the PD affecting Parcels 810 and 811 A&B on the northeast corner of Custer Road and Eldorado Parkway. Parcel 810 is a 1.873 acre tract of land and Parcel 811 is a 24.432 acre tract of land. The requested changes are as follows:

1. Increase the distance allowed from the intersection of two major arterials for a fuel center from 350 feet to 750 feet.
The request is made to avoid the existing floodplain on the corner. A conditional letter of map revision (CLOMR) has been obtained to reclaim some of the land. The fuel center lot is proposed to be constructed as close to the corner as the revised map will allow. Additionally, the fuel center is an accessory use to a grocery store. Minimum distance from a pump to Lot 1, Block N of the Fountainview #1 Addition shall be 650 feet.
2. Allow a car wash without a Special Use Permit (SUP).
The car wash is an accessory use to the fuel center, it allows for customers to combine trips. The car wash shall be no more than one unmanned, coin, card, or key code operated facility, equipped with fully-automated car washing equipment for drive-through washing. Minimum distance from the car wash building to Lot 1, Block N of the Fountainview #1 Addition shall be 575 feet.
3. Increase the maximum allowed fuel positions from eight (8) to twelve (12).
The number requested is intended to be comparable with the proposed grocery store size and to minimize congestion and waiting and to combine trips.



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4. Allow City of McKinney staff approval for all Site Plan and/or Concept Plan submittals.
All Site Plan and/or Concept Plan submittals will not require approval from Planning & Zoning Commission or City Council.

We respectfully request the City staff's and the Planning and Zoning Commission's recommended approval and City Council's approval of these proposed changes.

Sincerely,

A handwritten signature in blue ink that reads "Daniel Stewart P.E." in a cursive style.

Daniel Stewart, P.E.