

# FREELAND and KAUFFMAN, INC.

*ENGINEERS ! LANDSCAPE ARCHITECTS*

June 8, 2015

To: City of McKinney/Planning Department  
Attn: Katherine Wright  
221 North Tennessee Street  
McKinney, TX 75069

Re: Proposed Mercedes-Benz of McKinney  
2300 North Central Expressway - Property ID#1930469

Dear Ms. Wright:

Please accept this letter of intent for the new Mercedes-Benz of McKinney sales/service facility. Sonic Automotive is very excited about the project and looks forward to working with the City.

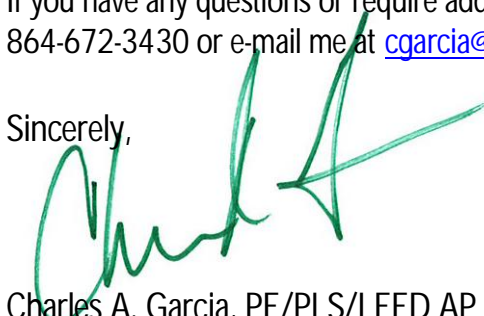
The proposed location is a currently vacant tract consisting of +/-11.3 acres at the southeast quadrant of the intersection of Central Expressway and Bray Central Drive. We have previously obtained a zoning letter, (Case #15-013ZVL), indicating that the property is zoned PD and CC.

The total building square footage will be approximately 72,000 SF with potential for future expansion and will incorporate a parts department, service, and administration functions in addition to the main showroom. The plan submitted provides more parking than is required. The associated development will disturb +/- 9.5 acres leaving some of the property undeveloped, but available for potential expansion.

In addition to our request for Site Plan approval we are requesting to use a living screen as the bay door screening device along the Highway No. 75 frontage. Per Section 146-132.(2).3.(iii) of the City of McKinney Code of Ordinances, an option for screening includes, "Living plant screen, upon approval by the planning and zoning commission and/or city council...". The living screen composition was selected by Mrs. Emily Braht with the City of McKinney.

If you have any questions or require additional information, please feel free to give me a call at 864-672-3430 or e-mail me at [cgarcia@fk-inc.com](mailto:cgarcia@fk-inc.com).

Sincerely,



Charles A. Garcia, PE/PLS/LEED AP