

9-13-2014

City of McKinney, Texas
Planning Department
221 N. Tennessee Street
McKinney, Texas 75069

Planning Department:

Letter of Intent for Minor Replat of Lot 3, Block A, Shops at Eagle Point being a replat of Lot 1R, Block A Shops at Eagle Point.

To Whom It May Concern:

The area of the new lot is .0.5739 acre, part of Lot 1R, Block A of Minor Replat of Shops at Eagle Point Lots 1R & 2, Block A Addition to the City of McKinney as recorded in Document Number 20110708010001250 (2011-175) of the Official Public Records of Collin County Texas.

The location of the land is approximately 1250 feet south of University Drive on the west side of Custer Road and adjoining the AutoZone on the south.

The name of the subdivision at this time is:
Minor Replat Shops at Eagle Point Lots 1R & 2, Block A, Ref. 20110708010001260 (2011-175)

The purpose of the Minor Replat is to create Lot 3 from Lot 1R, Block A of Shops at Eagle Point for the purpose of building a new Eco Green Dry Cleaner Super Center

The proposed number of lots is 2, the second of which will be Lot 3.

We are requesting a variances or special consideration for:

1. To use Toters instead of a Dumpster. There is a space for the Dumpster to be constructed along with the required landscaping and drainage on the site. The Toters will be stored behind the 6' high screening wall at the west side of the building near the west fire lane. This area is the only place that the dumpster facility can be located.

We are also requesting the main driveway entrance to this site to be south of the south line of this property from Custer Road. We particularly notice that this has been allowed recently on the O'Reilly site, which is south of this site. DreamWorksUSA had been considering the O'Reilly location for this Dry Clean Center until it was obvious that there would not be a driveway approach allowed after all the research had been done and after speaking to people that make the decisions as to whether or not the driveway approach could be located on that lot, however, O'Reilly has the driveway approach in the exact location that the dry cleaner facility needed.

The driveway approach for this site from Custer Road is most important and crucial to this business and the way that Eco Green Dry Clean Super Center operates it's business. It is estimated that between 30-50 customers a day will be going through this site. Most customers drive through to the drive up sliding door. The attendant comes out of the door and either delivers or picks up the clothing that is to be cleaned. The customer does not get out of the car.

The type of plat is commercial Minor Replat.

The plat is to be used for commercial purposes.

We request the soonest review of this project.

Sincerely,

Sherry Geer Williams for
DreamWorksUSA, Brian Hoang
And Uptown Custer Partners LP

G. M. Geer Engineer – Surveyor, 1101 West University Drive, McKinney, Texas 75069
PHONE: 972-562-3959, FAX 972-542-5751, CEL 214-578-3178
email: sherrykw@sbcglobal.net, email: dreamworksusa@gmail.com
Website: www.geersurveyingandengineering.com

RECEIVED
By Planning Department at 2:40 pm, Sep 16, 2014