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July 10, 2015

Kathy Wright  
Planning Technician  
Development Services, Planning Division  
221 N. Tennessee Street  
McKinney, Texas 75069

Su Sewell Audi of McKinney  
bj  
ct:  
Site Plan Review  
Project Number: 27.6874.000  
File Code: 3PD

Dear Ms. Wright:

By this letter, we are requesting a Site Plan Review for the design of a new automobile sales and service facility. The project includes a one-story New Car Sales and Service Building of approximately 60,000 GSF, a detached Pre-Owned Sales Building of approximately 8,500 GSF, and a detached car wash building of approximately 4,700 GSF. The project is anticipated to be constructed in a single phase. All three buildings will be owned and operated by the same company.

The project is located on Lot 6R, Block A of the Highway 121 Addition on the north side of Sam Rayburn Tollway / SH 121 approximately 0.25 miles west of West Stacy Road. The site is 10.8 acres. The site currently zoned PD with 2 ordinances covering the east and west sides of the property. The ordinances are No. 1755 for the east half of the property and No. 2004-12-123 for the west half of the property.

We are requesting a variance for the following issues:

- Due to the split zoning of the property, we are providing two loading spaces at 12 ft x 35 ft for the building area that is in the commercially zoned side (36,017 SF) and two loading spaces at 12 ft x 60 ft for the building area that is in the industrially zoned side (37,311 SF). The two 60 ft long spaces are located at the east side of the property outside of the security fence in a pull off area outside of the fire lane. Car haulers will unload vehicles here. The two 35 ft long spaces are located at the north of the main building. These spaces are within 25 ft of the main building.
- We are requesting to provide a pre-finished welded wire mesh fence with no masonry columns. The fencing will be located behind the 6 feet tall screening hedge at almost all locations.

We are requesting to be on the agenda for the July 14<sup>th</sup> Planning and Zoning Commission Mtg.

**Gensler**

Kathy Wright  
Development Services, Planning Division, City of McKinney  
July 10, 2015  
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Sincerely,

A handwritten signature in black ink that reads "Tatiana Rogozinski". The signature is written in a cursive style with a large, looping 'O' at the end.

Tatiana Rogozinski  
Associate