

Eurythmic Design Group Architects

Memorandum

To: The City of McKinney
Kathy Wright, Planner
kwright@mckinneytexas.org
972.547.7409

From: V. G. Jarrard AIA

Date: April 7, 2017

Subject: 1701
8870 Stacy Road 75070
Letter of Intent

City of McKinney,

In Zoning District PD 2013-08-75, Base Zoning C – Planned Center and REC – Regional Employment Overlay District, we are planning an Express Car Wash at 8870 Stacy Road just north east of the intersection of Custer Road and Stacy Road in McKinney, Texas.

The project will consist a 5855 s.f. Wash Building, two (2) Vacuum Canopies and a Point of Sale Canopy (P.O.S.). The exterior materials will comply with the local zoning ordinance and planned development.

Furthermore, we request a variance that allows the overhead doors to face the R.O.W. of Stacy Road and the commercial property to the north. This variance is being requested because of the constraints of the site. Specifically, due to the minimum building and conveyor length criteria, as well as the queuing and exiting requirements, the building cannot run in the east and west direction. It must necessarily run north and south. A living screen to screen both overhead doors has been provided in accordance with the City of McKinney Development Code. Refer to the Landscape Plan

Feel free to contact me at 214.361.1934 or Vincent@edg-architects.com if you have any questions

Sincerely,



Vincent Jarrard AIA