

# **DONALD E. PASCHAL, JR.**

904 Parkwood Court McKinney, TX 75070 Tel. & FAX 972.529.1325  
email: donp@paschalconsulting.com

July 25, 2016

Mr. Brian Lockley  
Director of Planning  
City of McKinney  
308 North Tennessee  
McKinney, Texas 75069

Re: Letter of Intent – SUP for Honest-1 Neighborhood Auto Service Use – to be located on a portion (approximately 28,500 SF) of lot 3R, Virginia Parkway Professional Center South containing approximately 1.76 acres on South side of Virginia approximately 350 feet east of Jordan Road

Dear Mr. Lockley,

**Accompanying SUP Application to Zoning and Site Location:**

This letter of intent for a Specific Use Permit (SUP) is submitted along with a companion zoning amendment for approximately 28,500 SF on the west extremity of existing Lot 3R in the Virginia Parkway Professional Center South (containing a total of 1.76 acres) on the south side of Virginia Parkway. The specific property zoning requested is only a small portion of Lot 3R as re-platted in 2013; a copy of the plat is attached to further identify the subject property. The zoning ordinance requires a SUP for the auto service facility use in the subject zoning category. We believe this is appropriate and helps assure that the use fits the area and is a quality project. The site is on the south side of Virginia parkway which will soon be the only 6 lane major thoroughfare expending from Hwy 75 westward. Additionally, our site is bounded on each end by minor arterials or collector roads, thus expanding the traffic potential, and significance as a business location. Without question, the subject site meets the requisite standards for a neighborhood auto service facility.

The Turrentine Family Partnership, LTD has owned the property since 1999. Starting with approximately 25 acres including approximately 9.5 acres on the north side and 15 acres on the south side of Virginia Parkway, our Partnership has worked diligently to plan and develop the property through several tumultuous years and are pleased that we have been able to contribute significant property values and employment from high quality and attractive development.

**Rationale for SUP:**

Back in 2014, we reported that low impact auto service might be another option for land use on the site, but absent the quality of user desired (and we have talked with other prospective users), we delayed making a general zoning change request and accompanying SUP until we secured a specific proposal from a group that we believed would represent the quality of operation and ownership we wanted to bring to the site and surrounding neighborhoods.

The Honest-1 Proposal represents a newer franchising group that has developed a brand and philosophy for the quality image, concept, and operation of a neighborhood auto service we had hoped would become available. Thus, along with the franchisee, G & S Macchina, LLC, we are requesting a very small portion of the property be granted the requested SUP; we are confident this will become a high quality new small business for McKinney. We understand that the SUP for auto service does require P & Z and Council action and acknowledge that this additional level of review will have contributed to assuring the quality of operation needed for our site. Further, we believe the use to be both appropriate for the site and needed by the area. Services to be provided are light auto maintenance, service and repair. No major overhauls will be performed on site. Tire and wheel service is limited since no tires are stored or kept in on-site inventory. The typical service ticket is one hour. Services can be summarized or described as service and maintenance typically listed as the required / suggested items in an owner's manual and typical repairs to vehicles.

We have worked with the user to craft a site plan that fits positively into the business corridor, has a fresh and quality architectural design, and will have very high quality landscaping to contribute to the attractiveness of the area while providing high quality screening for the service bays.

The following, also provided in the Zoning request are appropriate to restate as validation of the SUP request:

- Over the last few years, minor auto service facilities have become commonplace uses and are located near and even adjacent to several neighborhoods. McKinney has allowed multiple such projects, with some typically having enhanced architectural design over such facilities from prior years, appropriate landscaping, and a range of services that are not intrusive and more neighborhood oriented than once offered by car care uses. This project definitely has a fresh, high quality, and inviting architectural design.
- The proposed use is separated from residential use, specifically single family to the south by a series of platted office lots as well as a masonry screening fence we installed.
- The expansion / widening of Virginia Parkway to a six lane thoroughfare, especially considering two collector roads bookending the subject property, justifies a broader range of uses. Thus, instead of a site that has an intersection of two arterial roads, this site is on an arterial intersecting with two collector roads; this site is the size typically associated with arterial road intersections.
- This area of our community needs a quality, neighborhood oriented Auto service provider.

- The proposed user, Honest-1, is a relatively small operation having only four bays on each side of the building (8 total) with quality landscaping to be planted providing both screening of the bays and site as well as blending with other quality landscaped commercial and office buildings in the area.
- Access will be provided by the mutual access drive on the north side of the building (and paralleling Virginia) with access via two existing curb cuts (one about 80' to the west of the site and one at the existing median break in Virginia about 180' to the east of the site; thus, there is no direct vehicular access from the site to the mutual access drive to the south side of the property).
- Honest-1, as a relatively new entry in the Auto Service arena, was selected by the Franchisees for its Environmental sensitivity and inviting / welcoming approach to its customer base. Interesting, data has indicated that 66% of auto service is initiated by women customers (frequently Mothers with Children) who need and want a close, friendly, and neighborhood oriented service provider. We have provided a companion summary of the Honest-1 company philosophy and summary services provided; these further validate that the use is appropriate for the site.
- While employment may be viewed as an economic impact rather than as a zoning or SUP matter, the truth is that as a community, McKinney needs to foster our economy with good jobs and local business. Honest-1 will be employing about 10 people initially and up to 15 as the business grows. These will be good positions, requiring varying degrees of skill, thus allowing employees to grow and progress upwardly. Small, quality businesses are the backbone of the local economy.

As a matter of information, an amended plat on the 1.76 acres will be subsequently divided into two lots, one for the proposed Honest-1 use and the remaining approximately 43,000 SF (about an acre) into a second lot. This letter of intent, along with the respective Application forms and companion documents is being submitted electronically by email along with the zoning request. If further documentation is needed, please advise.

The project has a very well-coordinated site plan which is respectful of adjacent land uses and contributes to the overall neighborhood business and service fabric. The project has quality architecture, attractive and appropriate landscaping and landscaping screening where needed, and meets or exceeds all standards. The site is actually over parking and has highly visible access via the mutual access easement south of Virginia Parkway including multiple access points from adjacent thoroughfares and collector roads. No body work is performed and there will be no dismantled or partially dismantled vehicles on the property. Vehicles are not stored overnight and all work is performed in a service bay.

In summary, we believe that this proposal is a quality project for the project site and for McKinney. We have taken steps to assure the project blends into the fabric of the existing development and is not just a needed service, but will be positive for the site and area. Approval of the SUP for the proposed light auto service use to G & S Macchina, LLC is requested.

We are anticipating that an amended plat will quickly follow zoning and SUP approval. It is anticipated that a building permit will be applied for within a month or two after the plat is recorded. Attached with this LOI requesting the SUP are:

1. SUP application – executed by both property owner and User Applicant
2. Subject site legal description
3. Conceptual Site Plan
4. Building elevations
5. Corporate Philosophy for Honest-1 and Summary of Services

I will be pleased to respond to any questions Staff may have.

Sincerely,

A handwritten signature in cursive script, appearing to read "Donald E. Paschal, Jr.", written in black ink.

Donald E. Paschal, Jr.  
Turrentine Family Partnership, LTD  
Partner and Property Ownership Representative