

July 29, 2016

City of McKinney  
Kathy Wright  
Planning Department  
222 N. Tennessee Street  
McKinney, Texas 75070

**Subject:** Letter of Intent, Site Plan Application, of 2 tracts of land 10.722 acres, Northwest Corner of White Ave and Southbound US 75 Frontage Road, McKinney, Texas

Dear Ms. Wright:

As defined in the Site Plan approval requirements Checklist, please accept this itemized letter of intent that is meant to conform to the requirements list included on page 4 of 19 of the checklist.

The area of the previously platted and un-platted site is 10.722 acres. Part of the site is platted (Mitchell Clinic, Cab. A, Page 100).

At present the site is vacant raw land.

The proposed development consists of a CarMax pre-owned automobile dealership including a sales building with an attached presentation area, a service building, and a non-public carwash. Buildings on site total 18,824 SF with the balance of the site occupied by the public parking lot, outdoor sales display area, and sales staging area.

All of the site is planned to be developed in one phase. Some additional parking area is planned in the rear of the site if future operations warrant.

The site will only be occupied by this auto sales business.

The site is zoned "C Planned Center" with the CC – High Rise Overlay", and re-zoning is not required.

**RECEIVED**

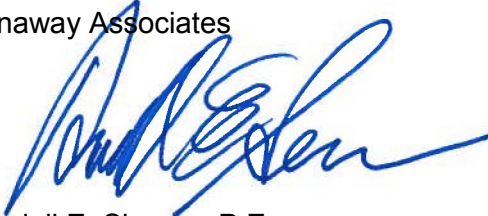
*By Planning Department at 12:31 pm, Jul 29, 2016*

As part of this site plan submittal we request the following variances to the City of McKinney Zoning regulations:

1. We request a variance to allow the planned bay doors (146-132, 3, g) located on the east side of the car wash to be oriented towards US Hwy 75 and the bay doors located on the south side of the main building to be oriented towards White Avenue. The proposed bay doors facing US 75 will be screened with a 6' high wall. The bay doors facing White Ave. will be screened with a live screen located in a parking lot island.
2. We request a variance to allow the screening to the planned vertical lift bay doors to be "a living plant screen" rather than a wall or fence (146-132, 2, a,3, iii). The living screen will be located south of the bay doors on the south side of the Main Building.
3. We request relief from the on-site screening rules (146-132) for the west side of the property and for the overnight parking area as a robust natural screen wall is already provided by the heavily vegetated area along the Jean's creek alignment surrounding Jean's Creek. The existing natural screening is located within the 100-year flood plain.

Best Regards,

Dunaway Associates



Randall E. Siemon, P.E.