



January 14, 2019

Development Services
City of McKinney
221 N. Tennessee Street
McKinney, Texas 75069

RE: Site Plan Submission
AutoNation McKinney Porsche
2nd Submittal

On behalf of AutoNation (Developer), Big Red Dog hereby requests the review of this Site Plan for the construction of a new service facility on a 5.96-acre tract of land at the northeast corner of SH 121 and Hardin Boulevard. The zoning for this tract is under Planned Development No. 1578. The proposed facility will be a single use as a service and repair center for AutoNation Porsche. The proposed building will be approximately 28,000 square feet of floor area. This is a single-phase project with a possible expansion in the future, but not known at this point.

As part of this site plan request, we would also like to request a screening waiver for the overhead doors and the overnight parking. The doors provided as part of this project are highly architectural glass doors. These doors are high speed roll up doors which fully operate in less than 10 seconds up or down. The doors will be primarily closed most of the time and opened only when needed for use. In conjunction with the landscaping provided on site, we feel the doors will be adequately screened by the planned landscape. Additionally, the overnight parking for this facility we would like to request a waiver and request to provide living screen instead of masonry wall screening. The cars parked in the overnight areas are going to be high end performance sports cars and SUVs. They will not be a detriment to the visibility of the neighbors.

In conjunction with this request, there is a Façade Plan submission we would like to run concurrently with this request. Separate submittal for the Façade Plan has already been made.

Please contact me at 214-307-4767 or grayson.hughes@bigreddog.com if you have any questions.

Sincerely,
BIG RED DOG Engineering | Consulting

Texas Engineering Firm No. F-11201

A handwritten signature in blue ink, appearing to read "Grayson K. Hughes".

Grayson K. Hughes, P.E.
Commercial Market Leader - DFW