

LETTER OF INTENT

Benny Robinson
American Auto Spa
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- 0.6320 ACRES
- Currently ZONED C1 (VACANT COMMERCIAL LOTS UNDER 5 ACRES) – BN (BUSINESS NEIGHBORHOOD)
- We are requesting a rezoning to PD with a base of BG (GENERAL BUSINESS DISTRICT) while removing the following uses below:

A. Prohibited uses:

1. Residential Uses
2. Automobile trailer, light truck, tool rental
3. Automotive sales
4. Motorcycle, boat (sales, repair, storage)
5. Bait Shop
6. Building material sales or monument sales
7. Bus station
8. Cleaning plant, laundry
9. Creamery (dairy products)
10. Farm implement sales and service
11. Frozen food lockers
12. Funeral homes and mortuaries
13. Halfway house
14. Pawnshops
15. Railroad track or right-of-way
16. Recreational vehicle sales
17. Sexually oriented business
18. Auto Painting and Body Shop
19. Auto (Sales, Repair, Storage)
20. Garage Auto Repair

- We are requesting the rezoning to BG which allows for the development of a fully automatic car wash facility. In addition, we are requesting an additional provision that allows for bay doors in retail districts to face the street frontage. Bay doors facing street frontage is the most common orientation for automatic car washes, which is why the existing car wash facilities in McKinney have bay doors facing the street frontage.

- A landscape variance from 20' to 10' is being requested as well. We feel it is warranted due to the heavily landscaped Westridge Planned Development landscape easement at the SE corner of the property, as well as the additional landscaping that will be completed as an exceptional provision.

- NWC OF CUSTER RD AND WESTRIDGE BLVD (PROPERTY ID 2581177)

- We are requesting approval of a Rezoning for this parcel and would like for the Planning and Zoning Commission to review the conceptual site plan for approval on 03/25/2014 and City Council Consideration 04/15/14.

- We will also gladly include a couple of exceptional provisions:

1. The Development on the property will generally conform to the following renderings below, which is similar to the beautiful architectural appeal that currently exists in the Stonebridge Ranch PD.

2. We will also gladly plant larger trees and complete extra landscaping to insure we are upholding the City of McKinney's high regard for nature and landscaping. In doing so we will plant canopy trees every 30' instead of 40' along the street frontage and increase the tree caliper from 4' to 5'.

3. We will not remove the Westridge PD sign that is located at the SE corner of the property. (We understand that Westridge is currently under development and we want to be a good neighbor).



The Company:

American Auto Spa will be a \$5 Express Exterior conveyor-style car wash facility in McKinney, Texas which will provide customers with exterior car washing, drive-through pay wax services, and free vacuums. The objective is to develop a ground up car wash project with the assistance of Sonny's The Car Wash Factory (www.sonnysdirect.com). American Auto Spa will utilize a conveyor feed-through system which will ensure quick turnaround times, even during periods of peak usage, without compromising the quality of the work. We will offer a variety of exterior packages ranging from \$5 - \$15 allowing a customer to choose from a wide range of budget friendly auto care requirements. We will use environmentally safe products in order to pose no danger to customers or the surrounding neighborhood. Additionally, our water reclamation system will provide an environmentally friendly method of washing vehicles without allowing untreated wash water to fill storm drains and ultimately empty into public waterways. We hold it true to our hearts that being a good neighbor is important as well, and retained all circulation internal to the property.

Mission

The mission of American Auto Spa is to become known as the premiere car care facility in the NW McKinney trade area, providing the best quality services to our customers, while hiring and retaining the best employees.

Management

The Company will be managed by Benny Robinson the Owner/President with over 10 years of experience in Financial Services, Sales, Construction, and marketing. Benny's most recent successful business venture was navigating organic growth of an Allstate Insurance franchise that he owns under a sole proprietorship from \$0 annual premium to \$1.406 million in annual premium in 4 years 11 months. American Auto Spa \$5 wash will also be supported by Sonny's The Car Wash Factory www.sonnysdirect.com which has over 60+ years in the car wash industry consisting of car wash equipment manufacturing, training, tooling, and onsite support to its equipment owners.


3/26/14