

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

11-24-2014

Planning Department

Letter of Intent for Site Plan of Eco Green Dry Clean Super Center to be located on Lot 3 (being considered by staff concurrently with this Site Plan Submittal), Block A, Shops at Eagle Point being a replat of Lot 1R, Block A Shops at Eagle Point.

FOR THE PURPOSE OF ALLOWING TWO ROLL UP DOORS WITH FOLDING SECURITY GATES WITHOUT SCREENING. These roll up doors do not face the right of way.

To Whom It May Concern:

The area of the new lot is .0.5739 acre, part of Lot 1R, Block A of Minor Replat of Shops at Eagle Point Lots 1R & 2, Block A Addition to the City of McKinney as recorded in Document Number 20110708010001250 (2011-175) of the Official Public Records of Collin County Texas.

The location of the land is approximately 1250 feet south of University Drive on the west side of Custer Road and adjoining the AutoZone on the south.

The proposed use is for the new Eco Green Dry Cleaner Super Center. Dry Cleaning of clothes will be performed at this location. Customers will drop off and pick up their dry cleaning via use of a drive thru lane.

The building is 3000 s.f.

There will be one phase of development.

The existing zoning district is PD:
Ordinance No. 2004-10-109
Ordinance No. 2002-05-048

We are requesting a variances or special consideration for:

1. To have two roll up doors with folding security gates located on the building as follows:
 - The 8 feet wide roll up door with folding security gate is on the west side of the building facing the fire lane This roll up door will be used for accessing the work zone of the business.
 - The 4 feet wide roll up door with folding security gate is located on the north side of our new building facing the south wall of the neighboring AutoZone Store. The AutoZone wall is solid without windows. There is a diagonal parking row adjoining the proposed Eco Clean Dry Clean Super Center building on the north with 20 feet wide, one way drive lane north of the diagonal parking row between the two buildings. This roll up door is to be used for accessing the machinery area for maintenance.

We have previously obtained permission from the director of planning for the use of:

1. To use Toters instead of a Dumpster. There is a space for the Dumpster to be constructed along with the required landscaping and drainage on the site. The Toters will be stored behind the 6' high screening wall at the west side of the building near the west fire lane. This area is the only place that the dumpster facility can be located.

In the process of being approved at this time:

We are in the process of getting approval from TXDoT for the main driveway entrance to this site to be south of the south line of this property from Custer Road. We particularly notice one example that this has been allowed recently on the O'Reilly site, which is south of this site. DreamWorksUSA had been considering the O'Reilly location for this Dry Clean Center until it was obvious that there would not be a driveway approach allowed after all the research had been done and after speaking to people that make the decisions as to whether or not the driveway approach could be located on that lot, however, O'Reilly has the driveway approach in the exact location that the dry cleaner facility needed.

In the process of being approved at this time:

The driveway approach for this site from Custer Road is most important and crucial to this business and the way that Eco Green Dry Clean Super Center operates it's business. It is estimated that between 30-50 customers a day will be going through this site. Most customers drive through to the drive up sliding door. The attendant comes out of the door and either delivers or picks up the clothing that is to be cleaned. The customer does not get out of the car.

Requesting at this time:

The two roll up doors with folding security gates are essential to the operation of this business. The developer has built several of this type of dry clean business buildings. All of these buildings have been built utilizing the same number of roll up doors with folding security gates, sliding door and front entry door, windows, louvered openings. This is standard for the type of dry clean business procedures and practices for this business type.

The Dry Clean site on Virginia Parkway has the exact same setup with roll up doors facing the exact same fire lane and parking-drive lane setup without any screening. There are other examples of this type of setup in McKinney if you need more information, please let me know.

Dry Clean Super Store (approved as Max Dry Clean)
2723 Virginia Pkwy McKinney TX 75071
(214) 504-0011

We request the soonest review of this project.

Sincerely,

Sherry Geer Williams for
DreamWorksUSA, Brian Hoang
And Uptown Custer Partners LP

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