



March 19, 2019

Jennifer Arnold  
Interim Director of Planning  
City of McKinney  
221 N. Tennessee St.  
McKinney, TX 75069

Re: Proposed SUP for of 8734 W. University Drive, McKinney, TX 75071

Dear Jennifer:

The purpose of this letter of intent is to outline our request for a SUP for the property described below:

**LOCATION OF THE PROPERTY:**

8734 W. University Drive, McKinney, TX 75071  
Geo ID #: R-6995-000-0130-1  
Otherwise known as : Abs A0995 BP Worley Survey, Tract 13, 1.919 acre parcel located at the northwest quadrant of US 380 (University Drive) and County Road 852 (Walnut Grove Road).

**CURRENT ZONING:**

PD (Ordinance # PD 2005-06-064) with an underlying zoning of "BN". We are also applying for a zoning change to C2 and that process will run concurrently with the SUP.

**REASON FOR SUP:**

We finalized a lease with Valvoline Auto. Their use as requires a SUP along with the C2 Zoning according to the City of McKinney Development Code. Valvoline will only service cars for regularly maintenance items in the following manner: state inspections, oil change, fluid change, air and oil filter, and tire rotations.

Valvoline is also requesting two site plan variances; one for the orientation of their bay doors and one for the method of screening the bay doors from US 380. They bay doors need to face US 380 because otherwise the site plan design will not fit on the parcel and provide the necessary fire radius and drive circulation. They are requesting a living screen instead of a masonry screening wall because a living screen will be more aesthetically pleasing and provide a better fit with the rest of the Shops at Walnut Grove development.

**JUSTIFICATION FOR SUP:**

The subject properties front the highly trafficked and growing US 380 and are located just to the east of Custer road, another highly trafficked arterial thoroughfare. The subject property is part of a 12-acre commercial development. We feel this corridor is suitable for auto motive uses due the high traffic in the area. Additionally, the immediate adjacent uses are compatible with an auto shop. Directly to the west of the subject property is Brackeen Trailer Sales and Rental, a closed down fuel station and Ewing Irrigation. Valvoline will comply with the architectural and site plan standards set forth by the City of McKinney. We appreciate your consideration in this matter.

Sincerely,

A handwritten signature in black ink that reads "Ryan McIntosh". The signature is written in a cursive, flowing style.

Ryan McIntosh

Trinity Partners Commercial Real Estate  
P.O. Box 96011  
Southlake, Texas 76092  
817-778-4711 ext. 1