



**Letter of Intent
For a
Specific Use Permit**

**Submitted by:
Brakes Plus LLC
1800 Southpark Dr.
Birmingham, AL 35244
John Davis
VP – Engineering & Permitting**

**Submitted to:

The City of McKinney, Texas
221 N. Tennessee St.,
McKinney, TX 75069**

August 09, 2024

Brakes Plus LLC is pleased to submit this Letter of Intent statement along with our application to The City of McKinney in support of a Specific Use Permit. This application, if approved, will allow for the development of a Brakes Plus auto service center that provides premier brake service as well as additional services through our team of certified technicians, located at Lake Forest Dr., McKinney, TX 75071.

The project parcel is currently zoned BG – General Business. Per the City of McKinney Code of Ordinances, an Auto Repair Garage or Shop use requires a parking ratio of 1 space / 750 sf and a minimum 3 stacking spaces per service lane, resulting in a total of 7 parking and 24 stacking spaces.

This Specific Use Permit is being requested in order to meet the City's criteria for the current zoning district and proposed use.

The submitted application proposes a total of 20 parking spaces. Brakes Plus corporate standards require Based on traffic data from other corporate locations, the average cars per day average 19.7 during the month of April, and 19.7 year to date in 2024. Operationally, Brakes Plus does not have drive-through service bays as typically seen on other brands in the minor auto repair market such as quick oil change buildings. Brakes Plus Team Members drive the customer cars into the bays after being parking in one of the onsite parking stalls. This development is operationally unique as it does not require an area for stacking spaces in front of the bays, and they would not be utilized under its operational format. Any customer vehicles that are waiting to be serviced can park in one of the readily accessible 12 parking space located very near the service bays. Additionally, Brakes Plus allows for any overnight vehicle storage for not completed vehicles to be located within the Brakes Plus service bays. There also is additional overnight vehicle parking located on-site that is screened by a screening fence in case the service bays are full and not able to accommodate additional overnight storage.

With support of the SUP, a high-end auto service business will be able to provide McKinney residents with a quality option for their car service needs. We believe the Brakes Plus proposed improvements will positively impact the City, community, or surrounding properties.

The entire development team looks forward to working with The City of McKinney on this SUP submittal, and respectfully request your support, thank you.