



2900 Wingate Street
Suite 200
Fort Worth, Texas 76107
VaqueroVentures.com

April 18th, 2022

City of McKinney
221 N. Tennessee St.
McKinney, TX 76063
972-547-2000

Letter of Intent

Project Name: 7-Eleven (Wilmeth & Hardin)
Applicant: Vaquero Ventures
Proposed Use: Convenience store with fueling stations
Land Area: 2.06 acres

The subject property is approximately 2.06 acres located at the Southwest corner of Wilmeth Road and Hardin Boulevard. The property is currently within a Planned Development zone (PD) with C-2 base zoning.

Vaquero Ventures is proposing a 7 Eleven convenience store that will feature an approximately 4,650 square foot building and a fueling canopy with a total of 12 motor vehicle fueling positions. Because the use is classified as “ancillary motor vehicle fuel sales with the convenience store”, a Specific Use Permit is required by Appendix F of the City of McKinney Code of Ordinances.

The subject intersection is undergoing improvements to accommodate the anticipated increase in vehicles due to the master development that is planned west of the subject property. The proposed fueling station will provide necessary support to the increased traffic in this area, as well as benefiting the planned single-family development nearby. The proposed business will be an important addition to this highly trafficked intersection.

Vaquero Ventures is requesting review of the submitted material by the Planning and Zoning Commission on May 10th, 2022 with a city council hearing date of June 7th, 2022.

Sincerely,

Matthew Smith
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