



Letter of Intent for Specific Use Permit

City of McKinney
Planning Department
221 N. Tennessee Street
McKinney, TX 75069
972-547-2000

RE: Specific Use Permit for convenience store with fuel use @ Virginia Parkway & Hardin Boulevard

Dear Planning Department:

Verdad Real Estate and Construction Management (d/b/a VRE Virginia Parkway, LLC) is the proposed developer of an approximate 1.32-acre property located at the southwest corner of Virginia Parkway and Hardin Boulevard within the City of McKinney, as shown on the attached site plan. Parcel #2796506 is zoned C2, Local Commercial, which allows for the proposed convenience store with fuel use with approval of a Specific Use Permit. Therefore, VRE Virginia Parkway, LLC is seeking a Specific Use Permit for the sales and dispensing of automotive fuel to accommodate a *7-Eleven*.

In keeping with the relevant design ordinances of the City of McKinney, the proposed business has been designed to be visually and physically compatible with the overall master development as well as surrounding properties, using stone and brick materials on the façade. It is anticipated the primary patrons of this facility will be pass-by traffic for commuters passing east-west along Virginia Parkway or north-south on Hardin Boulevard. Both roadways are highly traveled and designed to accommodate the anticipated increases in traffic resulting from continuing development in this portion of the County. The proposed fueling facility will provide a needed service for this area, as the traffic movements for accessing fuel at the existing fueling station on the northeast corner of the intersection results in numerous cross-lane movements, which can cause significant slowdown and blockage. Offering a fueling station on the opposite corner of a major intersection will reduce the opportunity for cross-traffic accidents and overall turning movements that will positively impact the existing and new traffic movements. The proposed business will be a welcomed addition to those traveling this busy stretch of roadway.

With this information in hand, VRE Virginia Parkway, LLC respectfully requests inclusion on the January 14, 2020 Planning Commission Meeting agenda. Zoning signs will be posted on the subject property no later than 5:00 PM on January 7, 2020.

We look forward to the opportunity to discuss this project with the Commission and to answer any questions that may arise.

Sincerely,

Melissa Balcerak

Melissa Balcerak

HDGroup, Inc.

Authorized Agent for VRE Virginia Parkway, LLC

972-396-8409