



CONSULTING CIVIL ENGINEERS * SURVEYORS
6750 HILLCREST PLAZA DR., STE. 325
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October 05, 2016

SUP & Site Plan
Letter of Intent

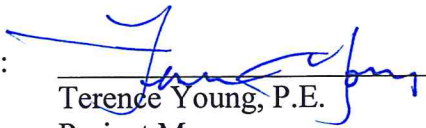
Re: NEC Hardin Blvd. at US-380
McKinney, TX

- The subject property located at the Northeast Corner of US-380 (University Blvd.) and Hardin Blvd. consists of 15.60 acres.
- The Specific Use Permits being requested are to allow the construction and operation of a fuel center for the sale of gasoline and diesel fuels and to allow the construction and operation of tire sales and installation within the Costco Warehouse. Both of these uses are an integral part of any Costco Warehouse Facility. There are 16 fueling positions with room for expansion to 24 positions.
- We are requesting approval of the following requests:
 1. Approval of a variance to allow the overhead doors for the Tire Service Center to be oriented towards Hardin Boulevard.
 2. Approval of a variance to allow the overhead doors associated with the loading dock to be oriented toward US Highway 380.
 3. Approval of a request to utilize a living screen composed of Holly Podocarpus to screen the overhead doors for the Tire Service Center from view of public right-of-way.
 4. Approval of a request to utilize a living screen composed of Holly Podocarpus to screen the overhead door located on the north side of the building from view of residential uses located north of subject property.
 5. Approval of a variance to not screen the overhead doors associated with the loading dock from view of public right-of-way.
 6. A screening device would cause burden to the circulation of the loading dock. The layout of the parking lot south of the dock and overhead doors does not lend itself to accommodate adequate screening device. In addition to the parking terminus and mid parking string planters that provide a depth of landscaping to the dock and overhead doors, a large canoe shaped planter at the southeast corner of the site also provides additional perspective landscape screening. An outparcel resides between US-380 and at development, a structure and/or landscaping may provide additional screening to the loading dock/overhead doors.
- We request that our case be heard at the Planning and Zoning Commission meeting on October 11, 2016.



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