



August 13, 2019

Jennifer Arnold
Director of Planning
221 N. Tennessee
McKinney, Texas 75069

RE: Letter of Intent – Specific Use Permit Request
Approximately 1.01 Acres
Mark Zimmerman
S&A Project Number: 02-154.001

Dear Mrs. Arnold,

Please accept this correspondence as the formal Letter of Intent to request a Specific Use Permit the approximate 1.01 acre property at the southwest corner of Ridge Road and McKinney Ranch Parkway. It is the intention of my Client to develop the property as a Meineke Car Care Center which will require the approval of this Specific Use Permit. The property is currently zoned C2 – Local Commercial District.

We believe that this use is appropriate for this property for several reasons. Perhaps most important is that this property lies at the intersection of Ridge Road and McKinney Ranch Parkway which are both considered M6D – Major Arterials at this location. Additionally, the land uses at the other corners of the intersection all are or will be commercial developments. The adjacent use to the south is a retail shopping center and though the property to the west is being developed as an independent living facility there will be no direct drive access connecting the two properties and the subject property will be screened from that use.

As a part of this specific use permit, we request that the City of McKinney approve a living plant screen on the southern and western portions of the property which screens the bay doors from the adjacent commercial and residential uses as allowed by Sec. 146-132 of the City of McKinney Code of Ordinances. We believe this, rather than a masonry or tubular steel wall, better matches the existing character and aesthetic of the surrounding uses including the connected commercial site to the south which does not feature masonry or tubular steel screening walls.



Additionally, steps will be taken to minimize the impact of this use. These include:

- Owner will purchase and use a premium rotary air compressor which is much quieter than the standard piston model.
- Technicians will use electric rechargeable impact guns rather than air powered impact guns which will eliminate the brash sound of the guns.
- Bay banners will not be used for advertising.
- This location will not typically service or maintain high performance cars or trucks.
- Appointments will be required for service.
- The building's required off-street parking will be screened from the view of a public right-of-way or properties zoned or used for residential purposes by evergreen landscaping.
- Developer shall be required to plant one canopy tree per 30 linear feet, or portion thereof, of street frontage. These required trees must be planted within the associated landscape setback along thoroughfares, unless otherwise approved by the director of planning. Trees may be grouped or clustered to facilitate site design.

Thank you for your time and consideration in this matter. If you have any questions, please contact me at 469-424-5900 or at casey.gregory@thesanchezgroup.biz if this is more convenient.

Regards,

Casey Gregory, P.E.
Sanchez & Associates LLC

CC: File