



Letter of Intent  
For a Specific Use Permit

Submitted by:

Express Oil Change, LLC

1880 Southpark Dr.

Birmingham, AL 35244

Andy Golden

Senior Project Manager –

Engineering & Development

Submitted to:

The City of McKinney, Texas

211 N. Tennessee Street

McKinney, TX 75069

August 19, 2020

Express Oil Change, LLC is pleased to submit this Letter of Intent along with our application to The City of McKinney in support of a Specific Use Permit request. This application, if approved, will allow for the development of a high-end Express Oil Change & Tire Engineers minor auto service center, located approximately 1,270 ft North of W. White Avenue and on the East Side of Hardin Boulevard.

The 1.097-acre project parcel is currently zoned PD – Planned Development District with the project parcel adhering to the C3 – Regional Commercial District requirements. Per The City of McKinney’s Development Code, an automobile service station use is only permitted with a Specific Use Permit. All adjacent properties are also zoned PD – Planned Development District and shall be developed in accordance to C3 – Regional Commercial District, which the project site is not directly adjacent to residential zoning, so the proposed use will be compatible with the adjacent properties. Previously the proposed site was vacant and was developed as part of the 380 Town Centre Master Development. The nearest minor auto use is located approximately 0.75 miles away on W. University Drive.

With an approved Special Use Permit, the proposed Express Oil Change & Tire Engineers will stimulate a busy street, Hardin Boulevard, and provide an updated look from the previously vacant lot. Proposed improvements will offer a newly constructed building, improved landscaping, and new site features. With the proposed automobile service station garage only generating approximately 42 vehicles per day, the site does not present any traffic concerns.

The proposed improvements follow all C3 – Regional Commercial District zoning regulations and no variances are being sought. In addition, improvements abide by special design standards applied to automobile service station and no service bays face a Public Right-of-Way. The use is designed to meet the intentions of the C3 Zoning District in its entirety.

This proposed Special Use Permit will allow a high-end auto service business to be a staple along Hardin Boulevard and provide McKinney residents with a quality option for their car service needs. Express Oil Change & Tire Engineers’ services include: air condition, air filter, alignments, belts and hoses, brakes, fuel system cleaning, oil changes, state inspections, transmission, tire rotation, wiper blades, and tune-ups. With some services requiring a longer turnaround time, Express Oil Change & Tire Engineers offers interior overnight parking for customers.

As outlined previously, the existing site is vacant. We believe the Express Oil Change & Tire Engineer’s improvements will greatly enhance this street with a quality, financially stable commercial client who will be part of the community for years to come.

A Planning & Zoning Commission date of 9/8/2020 and City Council date of 9/15/2020 are being requested.

The entire development team looks forward to working with The City of McKinney to make this vision for the parcel a reality and respectfully request support of this Specific Use Permit application.

Andy Golden

A handwritten signature in blue ink, appearing to read "Andy Golden", written over a faint horizontal line.