

August 29th, 2025

Specific Use Permit Letter of Intent

Project Name: Vaquero Ventures 7-Eleven – McKinney, TX (FM 543 & Hardin Boulevard)

Applicant: Vaquero Ventures – Austin Navarrette

Proposed Use: Convenience Store with Fuel Sales

Vaquero Ventures is requesting a Specific Use Permit for fuel sales to develop a 7-Eleven convenience store at the northeast corner of FM 543 and Hardin Boulevard in McKinney, Texas. The proposed development will cover approximately 2.22 acres and feature a 4,895 square-foot convenience store that includes 12 fueling positions and 44 off-street parking spaces.

A Specific Use Permit is required at this location because the property is zoned C1 (Neighborhood Commercial) within Planned Development Ordinance No. 1703, which does not permit fuel sales by right. Approval of this SUP will allow the site to be developed in accordance with its commercial designation while addressing the growing demand for neighborhood-serving retail.

Vaquero Ventures believes that this location is necessary for a proposed 7-Eleven because currently there are no convenience stores with fuel sales within a one-mile radius of the subject property. With approximately 16,500 single-family homes either occupied or under construction nearby, the lack of convenient access to fuel and daily goods represents a significant service gap.

The store will be built according to the latest 7-Eleven prototype, utilizing high-quality materials for a modern, attractive design. The layout will feature wide sidewalks and drive aisles to ensure safety and provide a pleasant experience for customers. For your reference, we have included the proposed site plan in the SUP application packet.

Vaquero Venture's goal is to develop a project that complements the surrounding area and serves both residents and travelers going in and out of McKinney. We are confident that this development will be a positive addition to McKinney, and we are excited to bring this high-quality convenience store to the community.

Thank you for your time and consideration. We look forward to the opportunity to discuss the project further. Please feel free to reach out if you have any questions.

Sincerely,

Austin Navarrette
Acquisitions and Development Associate
Direct: (940) 231-5523
Email: anavarrette@vaqueroventures.com