



ALTAR GROUP
ARCHITECTURE
ENGINEERING

July 30, 2025

Movement C-Store McKinney, Texas – Letter of Intent
SUP2025-0006

City of McKinney, Texas

The subject property, for a proposed new convenience store, is known as being a tract or parcel containing 1.0000 acres (43,560 square feet) of land situated in the Henry Slack Survey, Abstract No. 840, Collin County, Texas; Said 1.0000 acre tract being out of and a part of the remainder of a called 111.982 acre tract of record in the name of SV Westridge, LLC.

The proposed new convenience store requires a Specific Use Permit (SUP) in the Local Commercial (C2) zoning district. Movement Holdings, LLC and Altar Group are requesting an SUP to reduce the distance criteria requirement between the fuel pump and residential development from 250 feet to 230 feet. We believe the SUP is appropriate on this subject property due to the abundance of residential and commercial developments in the vicinity. The convenience store will provide the convenience of fuel and grocery availability to the residences and other nearby commercial developments.

Additional street buffer tree plantings will be provided along Coit Road to reduce visual and noise impacts of the convenience store, a total of six tree plantings will be provided. This will help to offset impacts resulting from deviations from the standard 250-foot setback requirement from residential property lines.

The project proposes a single-story building that is approximately 5,142 square feet of building area with 6 traditional fuel dispensers and is open 24 hours a day. The convenience store is poised to offer customers made-to-order foods, fresh brewed coffee, energy drinks, slushies, snacks, market items, household goods, and more, making this a great addition to the area.

Movement Holdings, LLC and Altar Group respectfully request consideration and recommendation of the attached site exhibit submittal.

John D. Linton, AIA