



HOMEYER
ENGINEERING, INC.
CIVIL ENGINEERING • PLATTING
SITE & LAND PLANNING

December 2, 2024

City of McKinney
Planning Department
221 N. Tennessee Street
McKinney, Texas 75069

**RE: Huffines KIA - McKinney
Specific Use Permit & Site Plan – Amended Letter of Intent**

To Whom It May Concern,

On behalf of our client, Homeyer Engineering, Inc., is pleased to submit a Specific Use Permit and Site Plan application for Huffines KIA, on a proposed 14.72-acre tract located west of N. Central Expressway (US Highway 75) and south of W. White Avenue. The property is currently zoned as C-Planned Center with office and retail uses. Adjacent properties to the north, east, and south are zoned C-Planned Center as well. The adjacent property to the west is zoned as PD-Planned Development.

The proposed expansion at the Huffines KIA site will enhance the existing building by adding new automotive servicing areas, extending the current carwash and expanding the existing showroom. The project will involve relocating the existing 8" water line and 12" sewer main near the carwash, as well as installing several proposed fire hydrants and relocating the existing Fire Department Connection (FDC). Additionally, the current stormwater drainage, which flows from the northeast to the southwest to a channel, will be captured via proposed curb inlets and directed to the existing creek via an underground storm drainage system to the flowline of the channel.

As part of the development of the site, the parking area will be expanded to allow for additional vehicular display area, employee and customer parking and parking for vehicles being left for service/repairs. The proposed service parking spaces will require screening to reduce the visibility of these vehicles from the adjacent street right-of-way. In order to connect the employee parking area to the existing building, we are proposing a striped accessible route through the proposed display parking area. The proposed landscaping immediately adjacent to the west side of the pedestrian walkway is requested to be eliminated by Staff approval. The tubular steel fencing will remain as a necessary security measure. We propose to install additional landscaping in planned islands adjacent to the east access drive and in the landscape setback west from the N. Central Expressway service road. The additional landscaping will be located to provide visual screening to the west portion of the parking area from the service road as well as to provide site beautification. The proposed landscaping is identified on the landscaping plans included with these two submittals.

It should be noted that the site does not include body shop facilities. As a result, wrecked or dismantled vehicles will not be stored in this area for repairs. Given that most of the vehicles in for service will be late model vehicles, this parking area will resemble a pre-owned vehicle lot.

As part of this development, we are hereby requesting the following exceptions to the development standards.

Exception A – The tubular steel or wrought iron fencing immediately west of the pedestrian walkway from the employee parking area to the KIA dealership building will remain as a necessary security measure with masonry columns if required. It is our opinion that the masonry columns west of the proposed pedestrian walkway will likely detract from the visual quality as standard steel fencing which if painted black or a dark forest green will tend to naturally blend in with the surrounding environment if stone columns are not constructed.

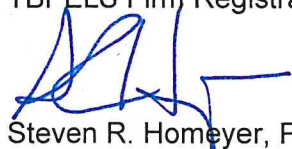
Exception B – It is requested that the landscaping immediately adjacent to the west side of the pedestrian walkway from the employee parking area northward to the KIA dealership building be eliminated, as landscaping at this location will do little to enhance the overall aesthetics of the project. In addition, these landscape islands will create drainage issues due to stormwater being interrupted and hindered by the odd placement of landscape islands in the concrete pavement. Rather than place landscape screening adjacent to the steel fencing, we propose additional landscaping be installed in planned parking islands and in islands adjacent to the east access drive. Additionally, supplemental landscaping will be strategically located along the entire landscape setback adjacent to the Central Expressway (US Hwy 75) service road. The relocated landscaping is shown on the attached landscape plan. The additional landscaping will vary from 3-4 feet tall understory trees to larger canopy trees so as to provide visual screening to the west portion of the parking area from the service road as well as to provide overall site beautification. In addition, we propose to install landscaping within the Erosion Hazard Setback (EHS) to provide supplemental landscaping to create further root systems to help stabilize the soil from erosion as well as to provide a quality living screen of plants and canopy trees that further enhance the view across the entire site from the service road to the native trees along the creek bank. Healthy existing vegetation within the EHS shall not be removed. This existing vegetation shall be protected to better preserve the valuable root systems in this area.

Exception C – When the original project was considered in the 2005-2006 timeframe, the city inquired about additional right-of-way for the Central Expressway (US Hwy 75) expansion. At that time, the Huffines ownership agreed to plat the additional right-of-way to the City of McKinney in exchange for a 10 foot landscape setback. As a result, this is not necessarily a request for an exception but rather a continuation of the original site plan as approved by the City Council. The landscape setback as approved in exchange for the additional right-of-way is shown on the current site plan. However, the landscape setback increases to approximately 19 feet at the south end of the site where it connects to the drive aisle provided by the adjacent development.

If you have any questions regarding these submittals, please feel free to contact me at shomeyer@hei.us.com or 972-906-9985.

Sincerely,

HOMEYER ENGINEERING, INC.
TBPELS Firm Registration No. F-8440



Steven R. Homeyer, PE
President