

October 23, 2024

City of McKinney Planning Dept  
221 N. Tennessee St.  
McKinney, TX 75069

**Subject:** Letter of Intent supporting the Specific Use Permit for 18.28 acres of land located west of N. Central Expy. and south of Wilmeth Road in McKinney, TX, being a portion of parcel 2860843, situated at Lot 2R1, Block A, Wilmeth Central Additions, City of McKinney, Collin County, Texas.

This Letter of Intent supplements the application for the Specific Use Permit submitted on behalf of HAG RE CDT, LLC, a North Carolina limited liability company, (c/o Hendrick Automotive Group), the owner of the subject property as of the above date. Considerations for the Specific Use Permit are outlined below.

- A. The development site will contain approximately 18.28 acres as shown on the Specific Use Permit exhibit.
- B. The existing zoning on the subject property is C- Planned Center and the site is currently a vacant lot used for agriculture. The proposed development of Major Vehicle Repair and Automobile Storage Use's fall outside of the allowable uses within C zoning and can only be permissible through a Specific Use Permit as designated on Table 2-26 of the McKinney Unified Development Code as a Vehicle Repair-Major development.
  - a. All necessary customer parking is north of the front façade of the building. A six foot tubular steel fence with masonry columns, accompanied by shrubs, shall be provided parallel to and/or in line with the North face of the building to prevent visibility from public access drives. Customers are not permitted to drive beyond the front drive of the building.
  - b. Overhead service doors are oriented to the west and will not be facing a public street. The adjacent parcel to the west (PN 2822997) currently zoned single family is owned by the same developer as the subject parcel. Landscaping adjacent to this parcel will be a six foot tubular steel fence with masonry columns, accompanied by Evergreen shrub screening and Canopy Trees at 30 foot spacing.
  - c. A six foot high tubular steel fence will be provided along the South and East sides of the parcel, accompanied by a row of shrubs for screening.

- d. All repair work will be performed inside the building.
  - e. Service bays will be accessed both internally and externally to the building and vehicles will not be stacked at service doors. Vehicles waiting for repair or service will be parked in designated spaces, therefore removing the requirement for stacking at the doors. Completed vehicles will also be parked in designated areas behind the fenced/gated/screened area. Employee parking will also be located in the same general area.
- C. The approval of this Specific Use Permit would not be injurious to any of the neighboring properties.
- D. The applicant requests an appearance before the Planning and Zoning Commission and the City Council at the earliest possible dates.

Reference the Specific Use Permit Plan exhibit, submitted with this application, for the Site layout associated with the development of this project.

Sincerely,



Greg Hartley  
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Charlotte, NC 28202