

REPUBLIC PROPERTY GROUP

June 22, 2026

City of McKinney
Planning Department
401 E Virginia St
McKinney, TX 75069

RE: Letter of Intent – Wildwood Market Specific Use Permit

Dear City of McKinney Planning,

On behalf of Honey Creek Land Company, LLC (Applicant), please accept this Letter of Intent in support of a Specific Use Permit (SUP) application to authorize passenger vehicle fuel sales in connection with a new convenience store and gas station within the Wildwood master-planned community.

The subject tract comprises approximately 1.56 acres located at the southeast corner of the future Laud Howell Pkwy and future Ridgeline Rd intersection within the Wildwood community. The site is currently zoned Neighborhood Commercial (NC) within PD Ordinance 2024-09-075. The underlying zoning accommodates the proposed passenger vehicle fuel sales with an approved SUP, which is the purpose of this request.

The Applicant proposes a new fuel station and convenience store consisting of approximately 2,570 sq. ft. of retail/convenience space, 2 fuel dispensers (4 fueling positions) beneath a fuel canopy, associated parking of 21 spaces, and supporting site improvements. The use is intended to serve residents of Wildwood and the surrounding area as part of the community's planned neighborhood commercial node.

The site is positioned within the community's commercial frontage along Laud Howell Pkwy and is separated and buffered from residential uses consistent with UDC standards, including the required separation from adjacent residential zoning. The development will comply with applicable UDC requirements for landscaping, screening of refuse and mechanical equipment, cut-off/full-shielded site lighting, architectural standards, and access and circulation.

We appreciate the City's consideration and welcome further discussion at your convenience.

Respectfully,



Shane Seabolt
Development Manager
Honey Creek Land Company
Republic Property Group