

ANIMAS CIVIL ENGINEERING

P.O. BOX 830974, RICHARDSON, TEXAS 75083

PH: 214-803-1099

TEXAS ENGINEERING FIRM REG. NO. F-26500



May 18, 2026

City of McKinney
Development Services - Planning Department
401 E Virginia St.
McKinney, TX 75069

RE: Letter of Intent – Site Plan
Enterprise Rent-A-Car
James Pitts Drive
Lot 2, Block A, The High Pointe Church
McKinney, Texas 75071

Dear Sir or Madam:

On behalf of the current owner, Summit McKinney 75, LLC, enclosed is our Specific Use Permit (SUP) submittal. The subject property is known as Lot 2, Block A of The High Pointe Church and is generally located on the East side of James Pitts Road, North of Wilmeth Road & South of Justice Road. The existing lot size is approximately 1.533 acres. The property is zoned Planned Center (C). The current property is vacant. The proposed use for the property is an Enterprise Rent-A-Car facility. The City of McKinney currently classifies this proposed use as Auto, Motorcycle, Truck, or Boat, Rental or Sales which would require a Specific Use Permit (SUP).

A rental car facility needs to be easy for the general public to find and access, it needs to be nearby to auto repair and body shops so that customers can quickly and easily get a rental car while their car is being repaired, and also close to a major highway or thoroughfare. This location meets all of those criteria without putting Enterprise directly on the Hwy 75, Hwy 380 or Wilmeth Rd frontages, it allows for two-way traffic flow from James Pitts Dr, and is also near similar auto-related uses, namely McKinney's Public Works North Campus and the Durham School Services bus barn. Enterprise has had smaller, in-line retail locations in the City of McKinney for many years, but the population growth and needs of the residents of McKinney continue to grow to the point that Enterprise can better serve the community with a freestanding location. This location also allows Enterprise to serve the growing communities further north of McKinney but keeps their business and presence within the city limits of McKinney. This proposed use will not have a negative impact on the neighboring businesses, including the High Pointe Church or Woodspring Suites hotel.

The proposed layout includes an auto rental business building along with a car wash bay, available for private use, so our client can clean vehicles as they are returned from customers and offer them to the next customer. The wash bay will not be open or available to the general public. The wash bay is also located behind the rental business building, further from the public right-of-way.

The rental business building is approximately 1,836 square feet in size. The car wash building is approximately 1,209 square feet in size. Both buildings will include outdoor canopy areas as well. No additional driveways to James Pitts Drive are being requested. The site layout provides additional landscape area above the minimum required along James Pitts Drive.

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Should you have any questions, please feel free to contact me.

Sincerely,

Animas Civil Engineering, LLC

A handwritten signature in black ink, appearing to read "Michael Doggett", written in a cursive style.

Michael Doggett, P.E. (TX, MO, OK, AZ, TN)

President

