

Kimley»Horn

LETTER OF INTENT

To: City of McKinney
Development Services – Planning Department
221 N. Tennessee St.
McKinney, TX 75069

From: Michael Doggett, PE (TX)
Kimley-Horn and Associates, Inc.

Date: March 14, 2024

Subject: Specific Use Permit (SUP) – McKinney Take 5
SWC Eldorado Pkwy & Stonebridge Dr.
Eldorado Stonebridge Addition
Lot 2R4, Block A
McKinney, Texas

Dear sir or madam:

The subject property is known as Lot 2R4, Block A of Eldorado Stonebridge Addition and is generally located at the Southwest corner of Eldorado Parkway & Stonebridge Drive. The existing lot size is approximately 1.003 acres. All parking requirements have been met. No variances are anticipated with this development.

We are requesting an SUP because according to Table 2-26 in Article 2: Zoning Regulations in the Unified Development Code (UDC), the proposed use of a minor vehicle repair facility requires a Specific Use Permit in the Local Commercial (C2) zoning. We believe this SUP is appropriate on this subject property because of the neighboring proposed use of a car wash and the abundance of residential and commercial developments in the vicinity, making this a great location for a use like this. The proposed minor vehicle repair facility we are proposing is solely an “express” oil change facility which will produce low volume traffic and time efficient business with their customers. They expertise and prioritize:

- Fast business: Getting people in and out in 10 minutes
- Friendly business: They provide free water, tire checks, and fluid top offs
- Convenience: Customers are able to remain in their vehicles

The project proposes one single story building that is approximately 1,365 S.F. of building area. The hours of operation are 7-7 Monday-Saturday & 9-6 Sunday. Take 5 Oil Change is a drive-thru 10-minute oil change concept with over 1,000 locations across the United States and Canada. Our brand offers a quick and clean oil change, without the use of underground storage tanks, basements, hydraulic lifts, or noisy air guns. In addition to oil changes, we offer oil filters, air filters, and windshield wipers replacements. We will even top off your fluids and check your tire pressure while you are in the shop! Business will be conducted inside the building only. Deliveries/distribution will occur between 2-4 PM, twice a week, during the week.

A proposed SUP site plan and metes and bounds description are included in this submittal. We would respectfully request this item be considered for approval at the next available public hearing.

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

Sincerely,



Michael Doggett, PE
Project Manager