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December 12, 2022 (Rev January 23, 2023)

Lexie Schrader
Planner I
City of McKinney, Planning Department
221 N. Tennessee St.
McKinney, TX 75069

Subject: Pat Lobb Toyota
SUP Application, Letter of Intent
Project Number: 027.8196.000
File Code: 3PD

Dear Lexie:

This Letter of Intent is to amend the SUP for Pat Lobb Toyota's proposed service expansion project. Per the City of McKinney's SUP Checklist, the following information is provided:

1. Acreage of Subject Property

Lot 4R1, Block C of the Eldorado Park Addition: 13.383 Acres

2. Property Location

The property is located at the north-west corner of U.S. Highway 75 (North Central Expressway) and Craig Drive and bounded to the north by Bush Drive, which is a private street.

3. Existing Zoning District

PD-1589 Base: BG
PD 1457
PD 2006-02-015

4. Reason for Request

The existing Toyota dealership is seeking to expand their service operations and build a new detached shop and expand their existing Quick Service facilities.

5. Justification of request

This is a continuation of an existing business, and the SUP application is being made solely as the addition of the additional square footage has triggered the requirement. There is no change of business operations occurring as part of this request.

6. Special Considerations

As the project is reverting to the old development code, this project will require a variance to allow the overhead doors to face a public street. Due to the grading, we have eliminated the shop overhead door facing Bush Drive, and now only have one over head door on the shop,



Lexie Schrader
City of McKinney, Planning Department
January 23, 2023
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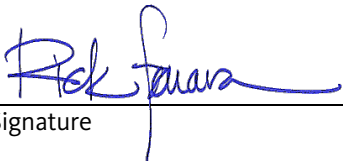
facing Craig Drive. The carwash will also have a overhead door (exit) facing Craig Drive, and the entry overhead door facing Bush Drive.

7. Requested hearing dates

As quickly as possible, as we understand that the SUP must be completed before staff can approve the site plan, and that the engineering drawings can not be submitted until the site plan is approved. Additionally, it is our understanding that the replat can not be approved until after the engineering drawings are approved. Given this, it is important to our client that we advance this project as much as we can.

8. Applicant information and Signature

Rick Ferrara, AIA
Gensler
5005 Greenville Avenue
Dallas, Texas 75206


Signature

Please contact me should you require any additional information regarding this application.

Sincerely,


Rick Ferrara, AIA
Principal
RF

Enclosure

cc: Pat Lobb
Arik R. Florczak