



November 20, 2024

Take 5 McKinney, TX (East University) - Narrative

City of McKinney, TX

The subject property is known as Lot 5R, Block A of Prestwick Park 380 Addition and is generally located at the Sec of US-380 & Coit Road McKinney, Texas 75071. The site is approximately 0.78 acres. All parking requirements have been met. No variances are anticipated with this development.

The proposed use of the new building is an oil change facility based on a prototypical design and requires a Specific Use Permit in the Local Commercial (C2) zoning district. We believe this SUP is appropriate on this subject property because of the abundance of residential and commercial developments in the vicinity, making this a great location for a use like this. Per the city's table of uses the proposed use for the oil change is a vehicle repair, and there is no overnight vehicle storage. The proposed quick service oil change 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 1,682 square feet 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 changed, we offer oil filters, air filters, and windshield wiper replacements. Take 5 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. Supplies, deliverables/distribution will occur between 2-4 PM, twice a week, during the week.

Altar Group and Take 5 respectfully request consideration and recommendations of the attached site plan submittal.

John D. Linton, AIA