



December 11, 2024

Ms. Kathy Wright  
Planning Dept.  
City of McKinney  
221 N. Tennessee Street  
McKinney, Texas 75070

Re: Site Plan Submittal  
Service Street Auto  
Letter of Intent

Dear Ms. Wright,

Please let this letter serve as the Letter of Intent for the Site Plan submittal associated with the proposed Service Street Auto development located at the Southeast corner of South Lake Forest Drive and McKinney Ranch Parkway. The proposed development is part of an overall 21.8-acre lot and associated with a proposed 4,400 sf auto service center on an approximate 0.97-acre tract. The property is currently zoned PD – Planned Development.

A design exception is also included with this request. Given the existing gas easement overlapping the landscape buffer, it is requested that the tree ratio requirement along the property frontage be reduced to 1 per 136 LF. 1 tree has been proposed adjacent to the landscape buffer as well as 4 other trees placed around the property to mitigate lack of screening.

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

Sincerely,

Claymoore Engineering, Inc.  
1903 Central Drive Ste. 406  
Bedford, TX 76021  
817-281-0572

A handwritten signature in black ink, appearing to read "Clay Cristy".

Clay Cristy, P.E.