



BIG RED DOG Engineering and Consulting | 214.307.4767 | www.BIGREDDOG.com

September 10, 2018

City of McKinney Planning Department  
221 N. Tennessee Street  
McKinney, Texas 75069

RE: Proposed AutoNation USA Development – Rezoning Case ZONE2018-0100

Dear Planning Department,

BIG RED DOG Engineering & Consulting, on behalf of the property owner, JEB 121 LLC, is proposing a project on a called 18.286-acre tract in the City of McKinney, Collin County, Texas. The property is located along the frontage of 121 (Sam Rayburn Tollway) approximately 925 feet East of Hardin Boulevard and approximately 330 feet South of the recently constructed McKinney ISD Stadium.

The subject property is currently zoned as Agricultural (AG) and is hereby requested to be converted via straight rezone to Regional Commercial (C3) to allow for future commercial uses. The property owner intends to sell a portion of this site to another buyer. Per the zoning ordinance, AG land cannot be subdivided smaller than 10 acres. Therefore, the owner wishes to rezone to C3 in order to subdivide and keep their options available for future development of the sites.

Sincerely,

Grayson Hughes (Authorized Agent)  
BIG RED DOG Engineering & Consulting  
8144 Walnut Hill Lane, Suite 903  
Dallas, Texas 75231