



Mr. Brian Lockley  
Director of Planning  
City of McKinney, Planning Department  
221 N. Tennessee Street  
McKinney, TX 75069

**RE: Letter of Intent to Request a Special Use Permit for a 0.0930 acre site at the northwest corner of S. Tennessee Street and E. Cloyd Street, McKinney, TX**

Dear Mr. Lockely,

It is the intent of Karl Williams to form a private club on the 0.0930 acre site, having 40.7 feet of frontage on the northwest corner of S. Tennessee Street and 100 feet of frontage along E. Cloyd Street, McKinney, TX. The 0.0930 acre site is zoned within the McKinney Town Center (MTC), intended to facilitate a pro-pedestrian, mixed-use development area.

Karl Williams is requesting an amendment to Chapter 146 for a Special Use Permit for a private club. We are requesting this amendment because we would like to provide our customers with alcoholic refreshments, specifically high-end whiskies and spirits to enjoy with their meals. Beer and wine will also be offered to give variety to customers who are of age and wish to complement their meal with an alcoholic beverage.

Located in the heart of McKinney, where restaurants are highly competitive, it is necessary to provide customers with additional amenities that will draw them to the establishment. The Paddock plans to attract customers by dedication to historical preservation with a twist of modern design. Utilizing the original exposed brick built over a century ago in conjunction with stained concrete, dark wood features and copper, the Paddock aims to capture the essence of an early 20<sup>th</sup> century speakeasy. Dimmed lights, quiet music and period-era classic cars will adorn and be honored in the restaurant, giving McKinney a unique space unlike any other. While there will be the occasional modern car, the restaurant will be a testament to the history of McKinney and to the automobile as a whole.

Providing high-end spirits allows customers the experience to sample rare and exclusive brands not regularly found in other restaurants or bars. Classical cocktails and specialty drinks will also be served to fit the classical theme of the restaurant. The standards for operating a private club are all met with our location.

Karl Williams wishes to provide at the heart of McKinney a different type of restaurant that mixes his passion for automobiles, dedication to historical preservation and his love for unique spirits. By starting his restaurant, Karl hopes to bring customers in to enjoy a few of his favorite things and give them an exceptional dining experience.

We request that our application be considered by the Planning & Zoning Commission on April 25<sup>th</sup>, 2017 and the City Council on May 16<sup>th</sup>, 2017.

Respectfully submitted by,

Wesley P. Hoblit

LaBarba Permit Service

**CITY OF MCKINNEY, TX  
PLANNING DEPARTMENT SUBMITTAL APPLICATION**

**APPLICANT**

NAME Wesley Paul Hoblit  
 COMPANY LaBarba Permit Service  
 ADDRESS 900 Jackson Street Suite 640  
 CITY Dallas STATE TX ZIP 75202  
 PHONE( 214 ) 321-6460  
 FAX( 214 ) 321-3244  
 E-MAIL ADDRESS wes@liquorlicense.org

**OWNER (If Different From Applicant)**

NAME Karl Williams  
 COMPANY -  
 ADDRESS 2971 ALMETA LANE  
 CITY DALLAS STATE TX ZIP 75069  
 PHONE( 214 ) 660-5300  
 FAX( )  
 E-MAIL ADDRESS mike@shadowwork

Customs.com

**APPLICATION TYPE\* (CHECK ONE)**

\*Please complete a new application for each action you request.

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Site Plan Review            | <input type="checkbox"/> Preliminary-Final Plat/Replat** | <input checked="" type="checkbox"/> Specific Use Permit |
| <input type="checkbox"/> Annexation                  | <input type="checkbox"/> Record Plat                     | <input type="checkbox"/> General Development Plan       |
| <input type="checkbox"/> Straight (Re)Zoning Request | <input type="checkbox"/> Minor Plat/Replat**             | <input type="checkbox"/> Concept Plan                   |
| <input type="checkbox"/> PD (Re)Zoning Request       | <input type="checkbox"/> Amending Plat                   | <input type="checkbox"/> Other                          |
|  | <input type="checkbox"/> Conveyance Plat                 |   |

\*\*If the action requested above is a replat, is it a RESIDENTIAL REPLAT?  Yes  No

**PROPERTY INFORMATION**

STREET ADDRESS OR LOCATION OF PROPERTY [use directional (N, S, E or W) information when possible]  
119 S. Tennessee Street McKinney, TX 75069

Are there deed restrictions pertaining to intended use of property? If yes, attach a copy of any covenants or restrictions governing this property.  
 YES  NO

**COLLIN CAD ACCOUNT NUMBER(S):**

\* Please attach an additional sheet if you have more than 5 account numbers to list in either row.

Property(s) Long #	Property(s) Short #
R- <u>0856-019-122A-1</u>	and/or _____
R- _____	_____
R- _____	_____

**LEGAL DESCRIPTION**

Survey N/A Abstract McKinney Addition Name\* N/A  
 Lot 122a Block 19 Total Number of Acres 0.0930

\*ATTACH METES AND BOUNDS DESCRIPTION FOR UNPLATTED PROPERTY AND ALL ZONING CASES.

I CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE REFERENCED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE THIS IS A TRUE DESCRIPTION OF THE PROPERTY UPON WHICH I HAVE REQUESTED THE ABOVE CHECKED ACTION. I UNDERSTAND THAT I AM FULLY RESPONSIBLE FOR THE CORRECTNESS OF THE LEGAL DESCRIPTION GIVEN.

APPLICANT'S SIGNATURE [Signature] DATE 3/27/17  
 OWNER'S SIGNATURE X [Signature] DATE 3/23/17