

JP Engineering

700 South Central Expressway, Suite 400 - Allen, Texas 75013 972-467-7505

Texas P.E. Firm Number 14021

February 4, 2020

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

Attn: Jennifer Arnold

Re: SUP Request - 410 Industrial Blvd Inventory Lot

Dear Jennifer:

We would like to request a Specific Use Permit (SUP) on a 4.001-acre tract of land that is platted as lot, Lot 1, Block A of the Tomes Texas Star Addition. The address is 410 Industrial Boulevard McKinney, Texas 75069. The owner's intent is to develop the eastern half of this existing lot for inventory storage of new cars and trucks that will serve two existing long-standing car dealerships here in McKinney. Please see the conceptual layout attached for reference. The current Zoning for the properties is ML, Ord. 1614.

There is currently a parts warehouse building on the western portion of this lot that is not part of the proposed inventory storage lot. The inventory storage lot is solely for the purpose of storing brand new inventory cars and trucks and is not intended for public use or use by the parts warehouse building. The parts warehouse building will remain as is and with no improvements under this project.

The expansion of this existing site will allow the owners to continue to develop their long-time car dealership businesses. This proposed development fits well within the current industrial district along Industrial Boulevard and has similar projects near the property. We feel that the impact here is a positive one and we ask for your approval of this project and are willing to work through the details diligently with staff moving forward.

Inventory Storage Lot Project to include:

Proposed use – Inventory Lot for the Storage of New Vehicles.

Amending Plat for the addition of easements.

Associated Drive aisles, Grading, Drainage and Utility connections.

Project Contact List;

Bob Tomes, Owner

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Brandon Tomes, Owner

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Mark Michaels, CFO

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Bill Perman, Project Manager

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972-467-7505

Sincerely,

JP Engineering

By: WR Perman
Bill Perman
Project Manager