

ABERNATHY  
ROEDER &  
BOYD  
HULLETT P.C.  
ATTORNEYS AT LAW

1700 Redbud Boulevard, Suite 300 • P.O. Box 1210 • McKinney, Texas 75070-1210  
Metro 214.544.4000 • Fax 214.544.4040

ATTORNEYS AT LAW

ROBERT H. ROEDER  
Qualified Mediator

rroeder@abernathy-law.com  
Direct Dial 214.544.4003

February 1, 2016

City of McKinney  
Planning Department  
221 N. Tennessee  
McKinney, TX 75069

Re: Case 14-333SUP Specific Use Permit extension request for a restaurant with a drive-through window, located on the south side of Eldorado Parkway and approximately 700 feet east of Ridge Road (1.05 acres)

Dear Planners:

This letter of intent is to request an extension of the expiration of the specific use permit ("SUP") issued in the above-referenced case.

According to the provisions of the McKinney Subdivision Ordinance, an SUP automatically expires unless a building permit is issued for the site covered by the SUP within six (6) months from the date of approval of the SUP. In the instant case, the original SUP was approved by the City Council on August 3, 2015. After such approval, the applicant, Guggenheim Retail Real Estate Partners, Inc. ("Guggenheim"), purchased the site and commenced construction of the public and private infrastructure, the completion of which is a condition to the conveyance of the site to Taco Bell, the ultimate user. Recognizing that the infrastructure construction would require a longer term than six (6) months from the SUP approval date, Guggenheim requested and was granted an extension of the automatic expiration date until March 31, 2016.

Guggenheim has diligently pursued construction of the infrastructure for this site, but has been delayed in completion due to a conflict in the actual versus described location of an existing underground storm sewer that necessitated a redesign of the extension of water service along Eldorado Parkway. Because of such delay, Guggenheim does not anticipate being able to complete the infrastructure improvements in time for the conveyance of the site to Taco Bell and Taco Bell's subsequent acquisition of a building permit.

In order to avoid an automatic expiration of the SUP, Guggenheim again requests a six (6) month extension of the expiration period.

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The applicant requests that this matter be scheduled for presentation to the Planning and Zoning Commission and City Council as soon as practicable.

Yours truly,



Robert H. Roeder

Enc.

684381

cc: Angel Robinson