

## Samantha Gleinser

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**Subject:** FW: Business Need Consideration

**From:** Bob Tomes

**Sent:** Tuesday, January 07, 2014 12:45 PM

**To:** Brian Loughmiller; Don Day; Ray Ricchi; GERALYN KEVER; Roger Harris; Travis Ussery; Randall Pogue

**Cc:** Brandon Tomes; Ernie Smith; Jon David Cross

**Subject:** Business Need Consideration

Honorable Mayor and McKinney City Council Members, Bob Tomes Ford and Brandon Tomes SUBARU would like to go forward w/ our City Council Meeting Agenda this evening with the determination that our ""Business Need"" will be fully recognized by the McKinney City Council Membership as it was in the Planning and Zoning Commission Meeting of last month and grant us the modification concession that we are seeking for the 20' landscape setback for our development of the area south of our Collision Repair Center on Park View Avenue. I have had the opportunity to visit w/ several of the members of the City Council and believe that I will be able to fully address & explain any perceived misunderstanding that may have arisen about our ""Business Need"" for additional ""New Vehicle"" Parking Storage on our property. Because of the growth and expansion of our Service Dept. at our primary Ford location ( 950 South Central Expressway ) whereby we are adding ""12"" additional service stalls as well as a high efficiency car wash this year, our need for additional parking and storage for both new Ford and new SUBARU vehicles has become very pressing. Our plan is to construct a concrete vehicle storage lot surrounded by a six foot masonry wall enclosure and with landscaping of shrubbery planted on 4' intervals with a 20' setback along Park View Avenue. Some of the ""erroneous"" information perpetuated by some sources is that we will utilize this location for a Parts Distribution Center. This area "" W I L L N O T "" be utilized as a site for our Parts Distribution Center. We are still very much actively looking for a building or land that we can develop for our Parts Distribution Center. We have several realtors advising us weekly re. buildings and / or land site availability in McKinney and Allen. This Parts Distribution Center is still very much in our plans this year but the location in question ""is not"" a considered site for this expansion!!! We agree that we will not seek any expansion of our current Collision Repair Center building to the West of where it is currently sits on the north side plat site of our property. ( where there is a 60' setback ) All that we are seeking is a concession on the south side plat site of the property to a 20' setback for our new vehicle ( Ford and SUBARU ) storage as depicted in the renderings. There is approximately a 70 – 85 vehicle difference in the number of vehicles that can be stored within the six foot enclosure and we need to absolutely maximize the number of new vehicles that can be stored. ( approx.. 230 vehicles w/ the 20' setback which would be reduced down to approx.150 w/ the 60' setback ). We do appreciate everyone's full consideration of our ""Business Need"" this evening. Thank you. Bob Tomes

Bob Tomes

Bob Tomes Ford

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