

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 2.3452 acre site at the southwest corner of W. University Drive (Hwy 380) and Redbud Boulevard, McKinney, TX.

Dear Mr. Lockely,

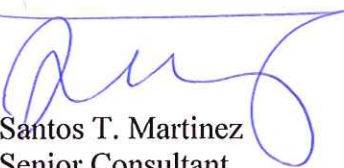
It is the intent of Pit Lane Private Club, Inc. to form a private club on the 2.3452 acre site at the southwest corner of W. University Drive (Hwy 380) and Redbud Boulevard, McKinney, TX. The 2.3452 acre site is zoned Planned Development District, generally for retail and mixed use.

Pit Lane Private Club is requesting an amendment to Chapter 146 for a Special Use Permit for a private club. A change in ownership is requiring a new SUP for the site. We are requesting this amendment because we would like to provide our customers with alcoholic refreshments in conjunction with their food. Beer, wine, and select liquors will be served to offer variety to customers who are of age and wish to compliment their meal with an alcoholic beverage. Located in a growing area, to compete and thrive, it is necessary to provide customers with additional amenities that will draw them to our establishment. The standards for operating a private club are all met with our location.

Big Tony's is a long-standing McKinney establishment and has been providing great food and atmosphere for years. By providing alcohol, more customers can come and enjoy delicious pizza and the environment Big Tony's provides.

We request that our application be considered by the Planning & Zoning Commission on May 24th, 2016 and the City Council on June 21st, 2016.

Respectfully submitted by,



Santos T. Martinez
Senior Consultant
Masterplan Consultants