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ABERNATHY ROEDER BOYD HULLETT

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August 5, 2022

City of McKinney
Planning Department
P.O. Box 517
McKinney, Texas 75069

Re: Revised Letter of Intent supporting request for a PD zoning change for Lot 1A, Block R, in the North Brook Addition to the City of McKinney, Collin County, Texas (the “Property”)

Dear Planners:

This revised letter of intent is submitted to address questions raised by staff during its review of the application and incorporates the application for a PD zoning change submitted by me on behalf of the owner, The Tomes 3, LLC, a Texas limited liability company, on June 13, 2022, together with the information contained therein as follows:

1. The acreage of the subject property is 2.275 acres as described in the Metes and Bounds description submitted with the application. A Zoning Exhibit is submitted herewith.
2. The existing zoning on the tract is PD - Planned Development under Ordinance No. 1400 and Ordinance No. 96-11-49 (together, the “PD”). The base zoning is C – Planned Center.
3. The Applicant requests that the Property be zoned PD – Planned Development with base zoning of C3 – Regional Commercial, as modified by the accompanying Development Regulations that provide for auto painting and body shop, auto parts sales (indoors), automobile, trailer, light truck and tool rental, car wash, auto repair garage, heliport or helistop, and taxi or shuttle service as permitted uses.
4. There are no other special considerations requested or required.
5. The subject property is located at 1500 S. Central Expressway, McKinney, Texas.
6. The applicant intends to relocate the Tomes Collision Center and its activities to the existing building on the Property and to renovate the exterior façade to better coordinate with that of Bob Tomes Ford located to the north. Other than façade renovations, the exterior of the existing building and the mature landscaping facing U.S. 75 will remain essentially the same.

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7. The applicant requests an appearance before the Planning and Zoning Commission and the City Council at the earliest possible dates.

In the event that any other information is required for this Letter of Intent, please refer to the application previously filed.

Very truly yours,

A handwritten signature in black ink, appearing to read "Robert H. Roeder". The signature is written in a cursive style with a large, prominent initial "R".

Robert H. Roeder

RHR/mls
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