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ABERNATHY ROEDER BOYD HULLETT

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April 6, 2020

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

Re: Letter of Intent supporting request for a SUP for 9.959 acres of land located generally east of Hardin Blvd. and on the north side of SH 121 (Sam Rayburn Tollway), City of McKinney, Collin County, Texas

Dear Planners:

This letter of intent accompanies the application for a specific use permit (“SUP”) submitted by me on behalf of JEB 121 LLC, a Texas limited liability company, the owner of the subject property on April 6, 2020 and incorporates the information contained therein which is recited again as follows:

1. The acreage of the property for which the SUP is requested is 9.959 acres as described on Exhibit A (the “Metes and Bounds”) attached hereto.

2. The existing zoning on the subject property is PD – Planned Development under Ordinance No. 2018-12-081, adopted by the City Council on December 12, 2018, and is designated as Corridor Commercial Overlay District – High Rise. The subject property is subject to the REC – Regional Employment Center Overlay District.

3. The purpose of this application is obtain a specific use permit to allow for a Subaru car dealership (sales of new and used cars, maintenance and repair), as shown on the exhibits attached hereto as Exhibit B (the “Specific Use Permit Plan”) and Exhibit C (the “Front Elevation”).

4. Approval of an SUP is required for automobile dealerships under the recently revised ordinance governing C-3, the base zoning category of the existing PD. The subject property is appropriate for use as an automobile dealership being immediately adjacent to a new Porsche car dealership being developed to the west, bounded by vacant land to the east and situated due south of the new McKinney ISD stadium complex.

Given the surrounding uses, that granting of this SUP would not be injurious to any of the neighboring properties.

5. There are no other special considerations requested or required.

6. 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,

Robert H. Roeder

Robert H. Roeder

3023926v4

cc: Brandon Tomes
Bob Tomes

EXHIBIT A
(Metes and Bounds)

LEGAL DESCRIPTION

BEING a tract of land situated in the Jonathan Phillips Survey, Abstract No. 719, City of McKinney, Collin County, Texas, and being all of a called 18.4457 acres tract conveyed to JEB 121, LLC, as recorded in County Clerks No. 20110829000910640, Land Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "4613" found for corner at the southwest corner of said 18.4457 acre tract, said iron rod being in the north Right Of Way line of State Highway No. 121/Sam Rayburn Tollway (a variable with ROW);

THENCE N 10°36'35" E a distance of 888.20' to a 1/2" iron rod found for corner at the southwest corner of a tract conveyed to the City of McKinney as recorded in County Clerks No. 20171215001656750, L.R.C.C.T., said iron rod being in a curve to the left;

THENCE along said curve to the left following the south line of the City of McKinney tract through a central angle of 01°52'45", a radius of 1085.00', an arc length of 35.58', with a chord bearing of N 34°22'33" E, and a chord length of 35.58' to a 1/2" iron rod with a yellow plastic cap stamped "4613" found for corner;

THENCE N 33°26'11" E following the south line of the City of McKinney tract a distance of 61.24' to a 1/2" iron rod with a yellow plastic cap stamped "4613" found for corner at the beginning of a curve to the right;

THENCE along said curve to the right following the south line of the City of McKinney tract through a central angle of 05°58'03", a radius of 1015.00', an arc length of 105.72', with a chord bearing of N 36°25'13" E, and a chord length of 105.67' to a 1/2" iron rod with a yellow plastic cap stamped "4613" found for corner;

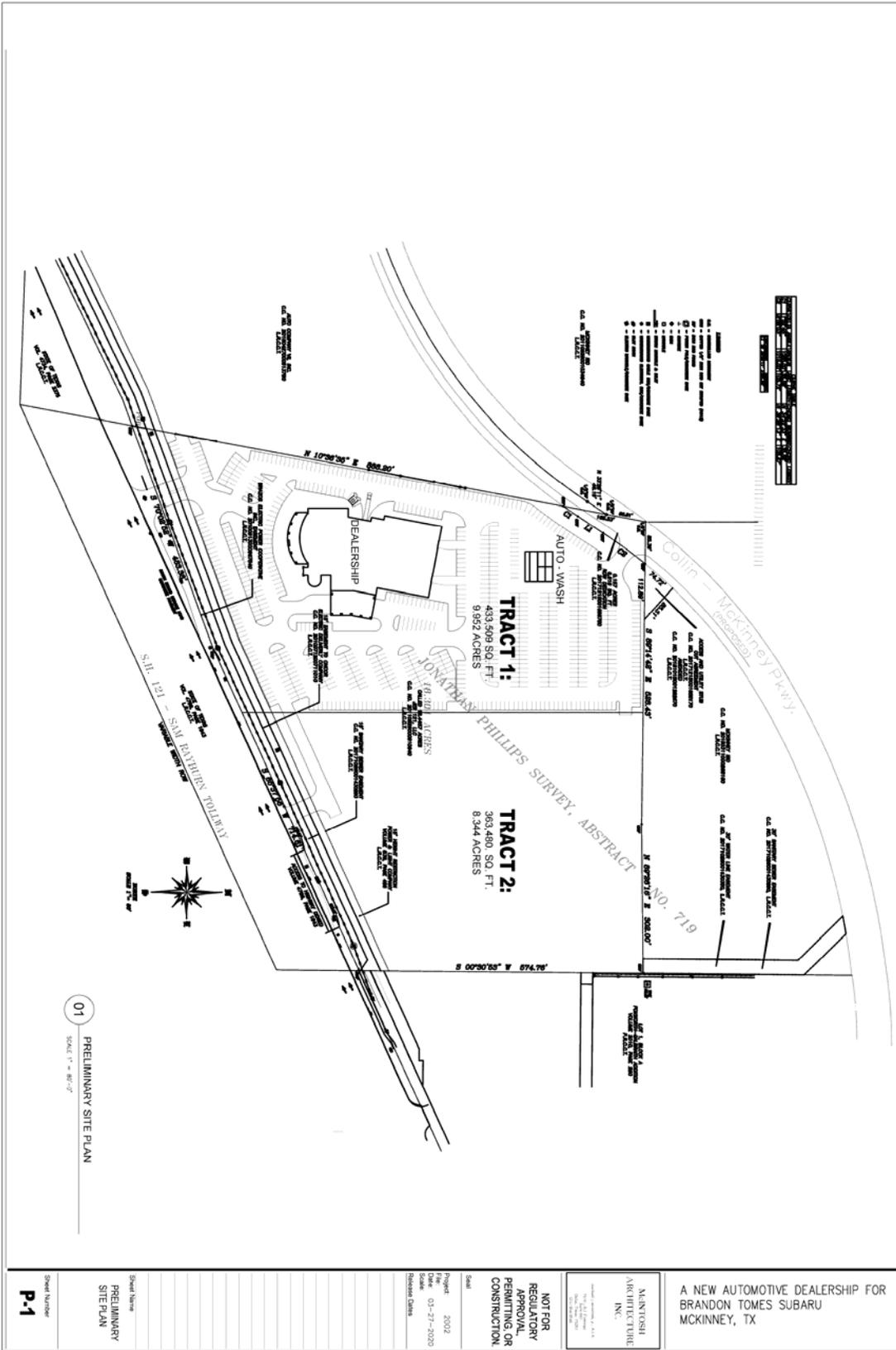
THENCE S 89°14'42" E following the south line of said McKinney ISD tract a distance of 301.93' to a 1/2" iron rod with a yellow plastic cap stamped "4613" set for corner;

THENCE DUE SOUTH a distance of 811.78' to a 1/2" iron rod with a yellow plastic cap stamped "4613" set for corner in the north ROW line of State Highway No. 121/Sam Rayburn Tollway;

THENCE S 65°37'56" W following the north ROW line of State Highway No. 121/Sam Rayburn Tollway a distance of 140.13' to a 1/2" iron rod with a yellow plastic cap stamped "4613" found for corner;

THENCE S 70°02'52" W following the north ROW line of State Highway No. 121/Sam Rayburn Tollway a distance of 483.38' to the POINT OF BEGINNING and containing 433,821 Square Feet or 9.959 Acres of land.

EXHIBIT B
(Specific Use Permit Plan)



A NEW AUTOMOTIVE DEALERSHIP FOR
BRANDON TOMES SUBARU
MCKINNEY, TX

MANITOSH
ARCHITECTURE
INC.

NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION

Sheet
Project 2002
Title
Date 01-27-2020
Revision Dates

Sheet Number
P-1

Sheet Name
PRELIMINARY
SITE PLAN

Exhibit C
(Front Elevation)



A NEW AUTOMOTIVE DEALERSHIP FOR
BRANDON TOMES SUBARU
MCKINNEY, TX

MAINTECH
ARCHITECTURE
INC.

10000 W. LAKOTA BLVD., SUITE 100
DALLAS, TEXAS 75247
TEL: 972.382.1000
WWW.MAINTTECHARCHITECTURE.COM

NOT FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION.

Scale
Project: 2003
File: 03-27-2020
Date:
Number: 0303

Sheet Name:

EXTERIOR
RENDERINGS

Sheet Number
P-2