



January 6, 2023

To Whom it may concern:

Letter of Intent for Site Plan Application

Property Description:

SITUATED in the City of McKinney, in the William Davis Survey, Abstract No. 248 of Collin County, Texas and being all of Lots 167B, 168, 195B and 196, Block 31 of the Original Donation to the Town of McKinney and also being those same tracts of land described as "Tract V (Tract A & Tract B)" in a deed to M23 Family Limited Partnership, recorded in Volume 4930, Page 5593, Deed Records, Collin County, Texas (D.R.C.C.T.) and the consolidation of said Lots being more particularly described by metes & bounds as follows:

BEGINNING at a 1 inch iron rod found on the east right-of-way line of N. Benge Street (23' wide right-of-way at this point) for the northwest corner of the above described Lot 195B and same being the southwest corner of Lot 195A as described in a deed to Robert Steven & Cynthia Elliot Vanlandingham, recorded in Volume 5185, Page 3017, D.R.C.C.T.;

THENCE: North 88 deg. 33 min. 33 sec. East, departing from said N. Benge Street, along the north line of Lots 195B and 167B and same being the south line of Lots 195A and 167A, a distance of 199.68 feet to a mag nail with a steel washer, stamped "RPLS 4701", set near the corner of a concrete wall at the northeast corner of said Lot 167B and the southeast corner of said Lot 167A, on the west right-of-way line of N. Church Street (40' wide right-of-way at this point);

THENCE: South 00 deg. 44 min. 51 sec. East, along the east line of said Lots 167B and 168 and the west right-of-way line of said N. Church Street, a distance of 120.00 feet to a mag nail with a steel washer, stamped "RPLS 4701", set at the intersection of the west right-of-way line of said N. Church Street and the north right-of-way line of W. Virginia Street (60' wide right-of-way), for the southeast corner of said Lot 168;

THENCE: South 88 deg. 30 min. 14 sec. West, along the south line of said Lots 168 and 196 and the north right-of-way line of said W. Virginia Street, a distance of 200.00 feet to a mag nail with a steel washer, stamped "RPLS 4701", set at the intersection of the north right-of-way line of said W. Virginia Street and the east right-of-way line of the above described N. Benge Street;

THENCE: North 00 deg. 35 min. 36 sec. West, along the west line of said Lots 196 and 195B and the east right-of-way line of said N. Benge Street, a distance of 120.20 feet to the POINT OF BEGINNING and containing 23,998 square feet or 0.551 acres of land.

Letter of Intent:

We plan to revitalize this property and existing structure with a new restaurant use. The concept will be a proven concept that is very successful in Plano called Union bear. This is a brewery and restaurant concept, no on site brewing will occur, but the union bear beer will be served here as well as the full menu that is so popular in Plano.

We intend to reuse the existing masonry structure. The current structure is a non-descript rectangular one story brick building with some metal panel on the corners that was possibly added in the 80's. We hope to improve the look of the structure in order to create a more prominent street frontage and entry. We will remove the corner metal panel and replace all of the glazing. The existing storefront is very low under a large awning. We will have to rebuild the existing awning as it is in disrepair. We would also like to add additional clerestory glazing

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above the awning to provide more light on the interior of the restaurant. In order to make the building have more of a prominent and attractive façade we would like to add a entry tower on the corner. We have chosen the corner to increase the connectivity and visibility from the main town square. Pedestrians will enter from both the front and the side of the tower feature. We feel this corner connection facing down town is essential to the success of the project. We feel without this feature the project will not have the visibility needed to be successful. We have looked at this site and this project in many different ways.

We have done drawings and priced several much grander additions and renovations that after covid price increases made the project not financially feasible. The large additions that are required to meet the build to zones are just not financially possible to create a successful restaurant project. We have worked for the better part of two years investigating all of these options. We have now pared back the design to just the reuse of the existing structure and add a small addition for storage in the back. In addition to this we will add a large outdoor covered dining pergola. The pergola is a very high end structure that can both be open and closed to cover the patrons in inclement weather. It will still be an exterior element but the full shade will make this patio more useable during the hot summer months.

In addition to the architectural elements we will be investing a lot of money into the site itself. The utilities that connect to it and the paving and landscaping. The current property is a sea of asphalt that has been added to and built up over time. This parking lot will be scrapped and we will come back with a curbed parking lot that has major landscaped borders, many added trees to city of McKinney's code and a large live screen wall to screen the property from the adjacent residence behind our site. We feel this plan and development will bring another amazing indoor/ outdoor dining destination to the city of McKinney by the same owners that own Cadillac Pizza and The Yard.

We would like to request variances for the following items listed below in order to complete this development with the highest of design standards possible.

7.3.2(i) – Build-to Zone along Pedestrian Priority “A” and Pedestrian Priority “B” being 5 foot minimum

7.3.2 (ii) – Setbacks on side being 5’ min

7.3.2(iii) – Building Frontage required along Pedestrian Priority “B” BTZ being 50% minimum and 75% along Pedestrian Priority “A”

7.3.3(i) The ground floor of the building shall be a max 12" above the sidewalk.

7.3.5(Q) – 6’ min behind the property line if not building along the street frontage (Church Street)

8.3.1.4.I -Virginia St and Church St facades do not meet the rhythm requirement

8.3.1.4.VII - Exterior glazing of tower is not consistent with the windows typical of downtown

8.3.1.4.VIII -. Exception at Bengé Streets for historic building elevation. Church st elevation is altered from the existing historic condition and the new elevation is slightly short of the 30% minimum.

Sincerely,

Preston Lancaster

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