

LETTER OF INTENT

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

RE:

Site Plan for Da Shang Motors, LLC
Car Sales and Repair lot to be located at:
1513 South McDonald Street
McKinney, Texas 75069

To Whom It May Concern:

The property is located at the northeast corner of South McDonald Street and McMakin Street
The property is described as Lot 1, Block 1 of Carolyn's East Addition with a total area of 0.4552 acre.
The Zoning is Existing BG.
The proposed site use is Automobile Sales and Repair. Includes a 400 s.f. office area and 400 s.f. of
2nd floor un-air conditioned storage with 3 bays for a total area of 2,150 s.f.
Construction will be completed in one phase.

Special considerations:

Due to the small, triangular shape of the property, the location of the lot at the corner of McDonald and
McMakin Streets requested considerations include:

1. Request that the bay doors be allowed to face the right of way of McDonald Street since no space is available to orient the bay doors away from the right of way of either street.
2. Request that the landscape buffer be reduced to 10' all around due to size and shape of lot.
3. Request living screen for bay door screening to be planted in the landscape buffer of McDonald Street.
4. Request living screen of one small HVAC equipment unit.
5. Request living screen for overnight storage parking spaces.

JUSTIFICATION NOTES: DUE TO THE LOCATION AND SIZE OF THE SITE AT THE CORNER OF
MCDONALD STREET AND MCKMAKIN STREET AND THE SHAPE OF THE SITE, BAY DOORS ARE
NOT ABLE TO BE ORIENTED AWAY FROM THE RIGHT OF WAY OF EITHER MCDONALD STREET
OR MCKMAKIN STREET.

BAY DOOR SCREENING TO BE LIVING SCREEN AS A SOLID MASNORY WALL WOULD NOT BE
IN A GOOD PLACE NEXT TO THE RIGHT OF WAY OF MCDONALD STREET AND WOULD NOT
MATCH THE ASTHETICS OF THE AREA.

THE LANDSCAPE BUFFER AT 20 FEET WOULD MAKE THE SITE UNUSABLE DUE TO THE SIZE
AND SHAPE OF THE LOT. SO REQUESTING 10 LANDSCAPE BUFFER.

Requesting to have this site plan item be placed on the agenda soonest available date.

Sincerely,



Sherry Geer Williams, representing Da Shang Motors LLC, Dian Xiang Zhang, Owner.
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