

January 13, 2017

City of McKinney – Planning Department

221 N. Tennessee Street
McKinney, Texas 75039

RE: Pat Lobb Toyota of McKinney

Dear Sir/Madam,

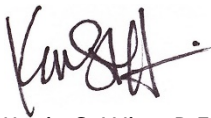
Submitted herewith please find proposed Site Plan for the existing Pat Lobb Toyota of McKinney development located along the west side of Central Expressway just south of Eldorado Parkway on 14.082 acres which is currently zoned PD-1589 (BG). This submittal is proposing a building addition to both the east and west faces of the building. The western building addition is a proposed 4,560 shop expansion with 9 overhead bay doors facing westerly. The east building addition of a proposal 3,670 showroom expansion.

Special consideration for approval of the proposed westerly facing bay doors facing a street right of way (Craig Drive) is requested with this submittal. The subject site is unique in that it is surrounded by rights-of-way therefore any bay door would face a right of way. The existing building prior to the proposed building addition already has westerly facing bay doors which were approved by the City through the Site Plan process in 2005. This request is in conjunction with the building addition which adds a door and also moves the doors approximately 32' closer to Craig Drive. The proposed westerly facing bay doors are proposed to be screened at the right of way by a continuous living screen and a wrought iron fence.

Please feel free to contact me with any questions or concerns.

Sincerely,

SPIARS ENGINEERING, INC.



Kevin S. Wier, P.E.

Partner

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