



June 3, 2015  
PI No: 1603-14-079

**PLANNING DEPARTMENT**  
**CITY OF MCKINNEY**  
221 N. Tennessee Street  
McKinney, Texas 75069

**Re: CHICKEN EXPRESS**  
**Lot 1, Block A, Linfer Addition**  
**Lot 3, Block 14, Shorts Addition**  
**Site Plan**  
*McKinney, Texas*

Dear Sir or Madam:

This proposed site plan is for one building to be constructed in Phase 1, and one additional building to be constructed in a future Phase 2, totaling 7,236 SF for restaurant use. The Phase 1 building will be a drive-thru restaurant. The property is currently partially platted but will need to be replatted. The proposed lot area is 1.19 Acres. The current zoning of the property is McKinney Town Center. The property is located on the east side of State Highway 5 (McDonald Street), between E. Standifer St. and Anthony St. and it is within the Transit Village Core District of the McKinney Town Center. The developer respectfully requests an exception to the requirements of the McKinney Town Center zoning to allow an access drive off of State Highway 5 (McDonald St.). The requested access drive is essential to the successful operation of the proposed drive-thru restaurant. In addition, the owner respectfully requests an exception to the requirement of 50% building frontage along Anthony Street as well as the requirement of 65% transparency along Anthony Street. As designed, the building frontage along Anthony Street has about 52% transparency.

Sincerely,



Arlyn W. Samuelson, P.E.

AWS  
1603-14-079/2015-05-11 McKinney LOI (Site Plan) revised

**RECEIVED**

By Planning Department at 9:47 am, Jun 03, 2015