



September 23, 2013
PI No: 1548-13-012

Mr. Michael Quint
CITY OF MCKINNEY
221 N. Tennessee Street
McKinney, Texas 75069

Re: TOVI MOTORS SITE PLAN
Proposed Lot 1, Block A, Tovi Motors Addition
McKinney, Texas

Dear Mr. Quint:

Please accept this letter as evidence of our intent to file a site plan for one lot at the northeast corner of Chestnut Street and State Highway 5 (McDonald Street) in McKinney.

The site consists of 0.4176± acres of land with an existing BG (General Business) zoning. The proposed building is to be an automotive sales use. The area of the building is to be approximately 500 square feet. The project will be constructed in one phase.

The site is roughly triangular in shape. Given the relatively small size of the lot, every square foot of usable land is important to the success of the project. Therefore, we are requesting that P&Z approve the reduction of the landscape setback around the perimeter of the property. **Where a landscape setback is required, we request the reduction of the landscape setback from 20 feet to 10 feet around the entire property.**

Please include this item on the agenda for the October 22, 2013 Planning & Zoning Commission meeting.

Sincerely,



Rhett Dellins, PE, PTOE

RND/mdl
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cc: Mr. Elliott Bradley, Bradco Interests, Inc.