



City of McKinney
Planning & Zoning Commission
221 N. Tennessee Street
McKinney, Texas 75069

Tovi Motors
1004 S McDonald Street
McKinney, Texas 75069
214-680-8633
sales@tovimotors.com
1/7/2026

Re: Letter of Intent – Request for Variances from the Zoning Ordinance for Tovi Motors, 1004 S McDonald Street, McKinney, Texas (Auto Garage)

To Whom It May Concern:

The purpose of this letter is to formally request approval of several variances from the City of McKinney Zoning Ordinance in connection with the proposed development and operation of Tovi Motors, an auto garage located at 1004 S McDonald Street, generally situated along South McDonald Street, South Chestnut Street, and Gerrish Street in McKinney, Texas. The proposed improvements include the development and operation of an auto garage with associated buildings, bay areas, parking, access drives, and landscaping.

In support of the accompanying variance application and plans, the applicant respectfully requests the following variances from the Zoning Ordinance:

1. Landscape requirements along South McDonald Street
A variance to Section 146-135(f)(4) (Landscape Requirements) of the Zoning Ordinance to provide a street landscape setback of less than 20 feet in width along South McDonald Street.
2. Corner landscape setback at South McDonald Street and Gerrish Street
A variance to Section 146-135(f)(2) (Landscape Requirements) of the Zoning Ordinance to provide a corner clip landscape setback of less than 30 feet adjacent to the corner of South McDonald Street and Gerrish Street.
3. Corner landscape setback at South Chestnut Street and Gerrish Street
A variance to Section 146-135(f)(4) (Landscape Requirements) of the Zoning Ordinance to provide a corner clip landscape setback of less than 30 feet adjacent to the corner of South Chestnut Street and Gerrish Street.
4. Masonry percentage on eastern elevation
A variance to Section 146-139(9)(a)1 (Architectural and Site Standards) of the Zoning Ordinance to provide less than 50 percent masonry finishing materials on the eastern elevation.
5. Treatment of masonry caps vs. cornice
A variance to Section 146-139(9)(a)2 (Architectural and Site Standards) of the Zoning Ordinance to provide darker masonry blocks to cap the elevations, as opposed to a cornice treatment.
6. Building offsets on eastern and western elevations
A variance to Section 146-139(9)(c) (Architectural and Site Standards) of the Zoning Ordinance to not provide building offsets on the eastern and western building elevations.
7. Orientation of bay doors toward South McDonald Street
A variance to Section 146-132(3)(g) (Fences, Walls, and Screening Requirements) of the Zoning Ordinance to allow bay doors to be oriented towards South McDonald Street.
8. Screening for overnight vehicle storage
A variance to Section 146-132(3)(l) (Fences, Walls, and Screening Requirements) of the Zoning Ordinance to not provide a screening device for the overnight storage of vehicles.

These variances are requested to accommodate the functional needs of the Tovi Motors auto garage while responding to existing site constraints, including the configuration of the lot, existing right-of-way conditions, and the need for safe and efficient vehicular circulation and bay door access. The requested relief will allow for a cohesive site layout, improved circulation, and appropriate building orientation, while still providing a high-quality project consistent with the broader intent of the City of McKinney Zoning Ordinance.

The applicant is committed to working with City staff, the Planning & Zoning Commission, and the City Council to address any comments and to ensure the project is consistent with the City's long-term goals and policies. Please accept this letter as the applicant's formal statement of intent in support of the variance requests listed above.

Thank you for your consideration of this request. Should you require any additional information or clarification, please contact Zeravan Tovi (Owner) at 214-680-8633.

Sincerely,

Garrett Moon

Garrett Moon

Project Manager

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