



T: 469.331.8566 | Firm: 11525 | W: triangle-engr.com | O: 1782 W McDermott Drive Allen, TX 75013

Date: 07.24.2023

**Attn:** City of McKinney – Planning & Development  
211 N. Tennessee St.  
McKinney, TX 75069

**Ref:** Pelican Spirits Beer and Wine

**To Whom It May Concern:**

This letter is to inform the City of McKinney of the intent to construct a Liquor Store to be located at the Northeast corner of US-75 and Bray Central Dr.

- This property is platted: BRAY CENTRAL TWO ADDITION, BLK B, LOT 9.
- Site Area: 0.5470 Acres
- Zoning District: PD 1563
- Proposed Use: Pelican Spirits Beer and Wine
  - Building area: 4,869 sf
  - Parking Spaces Provided: 23
- Special considerations: None

Sincerely,

Kartavya (Kevin) Patel