

HUGHES CIVIL

CIVIL ENGINEERING SERVICES

5000 Eldorado Parkway
STE 150-488
Frisco, TX 75033

September 20, 2023

City of McKinney
Development Services
221 N. Tennessee St.
McKinney, TX 75069

Re: Tovi Motors Site Plan
1004 S. McDonald Street
Letter of Intent for
Request for Approval of Variances

Dear Sir or Madam:

The above-referenced project is on a site containing 0.503 acres on the North side of Gerrish Street between S. McDonald and S. Chestnut. The proposed use is an automotive repair shop with 5888 sq.ft. The parcel is zoned BG, General Business.

This correspondence is a request for approval of a list of variances for the above referenced site on behalf of the Owner. Along with this correspondence, please find a Site Plan that reflects these conditions. The work on the site is intended to be a significant upgrade to the form and function of the facility and an improvement to the neighborhood. These variance requests have been informally presented prior to this and have been discussed with various McKinney representatives. These variance requests are necessary due to the unique configuration of the site and nature of the building and are necessary for a successful project.

1. The bay doors will face McDonald Street.
2. A horizontal architectural feature over the bay doors will be fabricated with metal.
3. In lieu of an architectural cornice treatment, a line of darker colored split face block will be used to visually cap the building elevation.
4. Due to the limited depth of the site, the building will not have offsets.
5. The dumpster will be in front of the building within an enclosure. Screening for the dumpster will be the enclosure, gates, and a small, vegetated area between the dumpster enclosure and the adjacent parking space.
6. The landscape buffer along McDonald, Gerrish, and S. Chestnut Streets will be reduced as indicated in the Site Plan figure.
7. Architectural limitations prevent the roof from being broken into smaller segments. The scale of the building is reduced by the division of the various bays as well as the office differentiation.
8. No overnight parking is proposed so no screening of overnight parking areas is to be provided.

Please do not hesitate to contact me to clarify or if you have questions or comments. Thank you for your time and consideration.

Sincerely,



Lance J. Koth, P.E.
Managing Partner