



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