



November 23, 2020

11880 Younger Ct., Ste. A
Azle, Texas 76020
817-905-6991

To whom it may concern,
The City of McKinney, Texas

Re: Special Use Permit, Letter of Intent
Virginia Pkwy Self Storage Project

We ask for the City's consideration of a Special Use Permit, SUP, for our 2.29 acre site for a Self-Storage Facility. The site is located on the North side of Virginia Blvd., approximately 2800 ft East of Hardin Blvd. & 680 ft West of Jordan Rd. The property is described as Lot 2R, Block A, Beringer One Addition, in the City of McKinney, Texas and the Zoning District is BG.

Given that a Special Use Permit is required for Self-Storage on this property, we are making the request for consideration of a Self-Storage Facility. Based on conversations with the Imagine International Academy, we are very sensitive to the façade of the building. We are proposing materials that are complimentary to the school building and the gymnasium/multipurpose building. We made an effort to be contextual with the Academy's scale and color palette and to give it a quazi-office appearance to be more contextual to this district. The project will also not require another approach on to Virginia Pkwy. which is also a significant benefit.

We know that it is a good complimentary use for the academy due to our low traffic and minimal parking impact so as not to disturb the neighbors. We also have a letter of support from the adjoining property owner, the Imagine International Academy which we've attached below. There is a very thick tree buffer already existing along our West and North property lines & and Auto Repair facility on our East.

Requested Planning and Zoning Commission and City Council consideration dates are as follows:
-First available after the Planning Comments are addressed and responses are met.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kent R. Holcomb', written in a cursive style.

Kent R. Holcomb

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