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January 26th, 2026

Jake Bennett
City of McKinney
Development Services Division
401 E. Virginia St.
McKinney, TX 75069

Re: Urban Garages McKinney – Specific Use Permit
Letter of Intent

As part of the specific use permit submittal requirements, Quiddity Engineering is providing this letter of intent on behalf of Urban Garages McKinney for the addition of the facility located at the northwest corner of W. University Dr and County Road 856. This SUP request is to propose a restaurant with drive-thru within 200' of single family zoning. The building will be 161 LF from the single family property boundary. Furthermore, visibility/noise will be blocked by two other commercial buildings between the restaurant and the property line. The address for the site is: 8400 W. University Drive, McKinney, TX 75071. The subject property description is Lot 2R, Block A, Urban Garages Addition. The parcel acreage is ±2.010 acres. Per the planning resources interactive GIS map, the existing zoning district for the parcel is "C2" Local Commercial.

Thank you for your consideration. Should you have any questions or require additional information, please feel free to call or email.

Sincerely,

Alek W. Strimple, PE
Tel.972.265.7174
astrimple@quiddity.com

K:\29024\29024-0002-01 Urban Garages - McKinney\Project Management\Deliverables\2026 0126 Site Plan Resubmittal #6 & SUP Submittal\LETTER OF INTENT for UG MCKINNEY.docx

Enclosures