



LETTER OF INTENT

To: City of McKinney
Development Services - Planning Department
221 N. Tennessee St.
McKinney, TX 75069

From: Vanessa Bernal, EIT (TX)
Michael Doggett, P.E. (TX)
Kimley-Horn and Associates, Inc.
260 E Davis Street, Ste.100
McKinney, TX 75069

Date: March 12, 2024

Subject: PD Zoning Request – Auto Garage
SW Corner Virginia Parkway & Hardin Boulevard
Hardin Crossing Addition
Lot 6R, Block A
McKinney, Texas

Dear sir or madam:

The subject property is known as Lot 6R, Block A of Hardin Crossing Addition and is generally located at the Southwest corner of Virginia Parkway and Hardin Boulevard. The existing lot size is approximately 6.2 acres. The property will be further subdivided into two lots. The area that we are requesting rezoning is for approximately 4.65 acres. The property is currently zoned C2 for Local Commercial uses. The proposed request is to create a Planned Development (PD) for the subject property to create a new use that is not identified in the City of McKinney Zoning Code of Ordinances. The proposed use to be created is “Auto Garage”.

The use proposes a gated facility consisting of five Auto Garage buildings resulting in approximately 84,300 square-feet of building area. Similar to a traditional condo, an auto garage is owned or leased by an individual who has exclusive rights to their unit.

The following *Exceptional Qualities* are required with the establishment of the Auto Garage land use:

1. The commercial operation of rental trucks and trailers shall be prohibited.
2. No outside storage of any kind shall be allowed.
3. Access to these buildings shall be private only, and not open to the general public. The buildings shall be secure behind a 6’ wrought iron fence and access ONLY to the Owners of the individual garages and their guests.
4. Lighting standards shall be limited to 20’ tall.
5. Except for Emergency Repairs, such as flat tire(s), dead battery, etc., no motorized vehicles of any type or nature shall be maintained, constructed, reconstructed, serviced, repaired or restored, on any portion of the subject property, except within the unit owner’s garage unit. This shall not be construed as permitting any person working on motorized

vehicles within a garage unit to conduct major repairs resulting in substantial noise of prolonged duration emanating from their unit so as to disturb persons in neighboring units or malodorous or harmful chemicals or sprays within the garage unit in the manner of a nuisance.

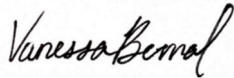
6. No exterior speakers, horns, whistles, bells or other sound devices, except security or other emergency devices used exclusively for security or emergency purposes, shall be located, used or placed on the property. Further, the revving of engines and/or making other loud noises that might tend to disturb owners and/or occupants of the subject property or adjacent property owners is strictly prohibited.
7. Roll-up doors shall include an architectural feature such as glazing or windows to provide natural lighting into units.

This property provides a unique and new service to the surrounding area. It is anticipated that a large percentage of the auto garage tenants/owners will be residents in the immediate surrounding area. Many of these residents have downsized from larger homes but are still looking to store and/or display their automobiles and artwork in a secure location. Additionally, the ownership association provides a platform to connect to likeminded enthusiasts in the City of McKinney.

A proposed PD Zoning Exhibit is included in this submittal.

Should you have any questions, please feel free to contact me.

Sincerely,



Vanessa Bernal, EIT (TX)
Civil Analyst



Michael Doggett, PE (TX)
Associate