

STRAIGHT (RE)ZONING REQUEST

HHD MCKINNEY MV, LLLP

- Being **105,415 square feet or approximately 2.42 acres**

In regards to the property with the following attributes:

- Located at the Northeast corner of Eldorado Parkway and Alma Road
- Being **Lot 1R2, Block A, of the Minor Plat of Parcel 905 Addition, an addition to the city of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2016, Page 10, Official Public Records, Collin County, Texas.**
- Collin County property ID: **2730538**
- Collin County geographic ID: **R-9023-00A-01R2-1**
- General location: Northeast corner of Eldorado Pkwy and Alma Road in McKinney, TX

Specify the existing zoning district:

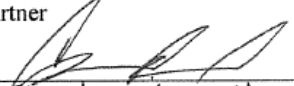
- PD Planned Development District Ordinance No. 97-06-36 with a base zoning of “O-1” – Office District

Specify the requested zoning district:

- C1 - Neighborhood Commercial district
- Due to the size of the parcel and its location at the intersection of two arterial roads (Eldorado Pkwy and Alma Rd), we believe that the highest and best use for this parcel would be for the uses outlined in the C1 category. We are currently marketing the parcel for sale for future development and the pool of potential buyers have generally expressed interest in uses that fall into the C1 category of permitted uses. We are generally looking for neighborhood services-oriented retail (including restaurant) and non-medical office -- uses that would be an amenity to both our office building and the surrounding properties (we have turned down offers from gas station and car wash users). We originally purchased the subject parcel as part of our larger adjacent office development project (a medical office building at 7300 Eldorado Pkwy). While we are currently pursuing a divesture of the parcel in question, we have a vested interest in the future use of a quality development that is accretive to our property and the surrounding neighborhood as it is in our best interest as an adjacent property owner. As such, we are thoroughly scrutinizing potential buyers of the subject parcel in terms of track record of success and intended use.

HHD MCKINNEY MV, LLLP,
a Florida limited liability limited partnership

By: Harrod Development, Inc., a Florida corporation, its
general partner

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