



T: 469.331.8566 | F: 469.359.6709 | W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

ATTN: Rhys D. Wilson
City of McKinney
Development Services Department
221 N. Tennessee Street
McKinney, Texas 75069

Date: Nov 12, 2018

RE: Letter of Intent for Requested Rezoning from PD (2015-07-068) to SO (Suburban Office) for Proposed Office Development at Stacy Road

Mr. Wilson,

This letter of intent is to request a zoning change from PD (2015-07-068) to SO (Suburban Office) for the property located at Stacy road. The subject property is 2.128 acres, located in Tract 2 of PD (2015-07-068). The property is located approximately 2,500 ft north of Collin McKinney Parkway, approximately 135 ft south of Barcelona avenue, approximately 3,000 ft east of Alma road and approximately 750 ft west of McKinney Ranch Parkway.

The current PD does not allow low intensity office development hence we are requesting a rezoning for the above mentioned property. The proposed (general) office development will be a low intensity use and will be compatible with the surrounding residential uses. The fact that the site is located north east of the city of McKinney's corporate business park in Craig Ranch and proximity to shopping, banks, eateries along with easy access to Sam Rayburn Tollway makes it an ideal site for small offices.

This straight re-zoning request is in accordance with the City of McKinney Comprehensive Plan. With your approval, we believe the proposed office development will be a great addition to the City of McKinney. If you would like any more information or have questions regarding the subject property, please feel free to reach out to us.

Summary of Straight Rezoning Request:

Existing Zoning District: PD (2015-07-068)
Proposed Zoning District: SO (Suburban Office)
Overall Development Acreage: 2.128
Proposed Use: (Low Intensity) General Office

Sincerely,

A handwritten signature in blue ink, appearing to read "Kartavya Patel", with a horizontal line extending to the right.

(Kartavya (Kevin) Patel, P.E.)