

STACY JOINT VENTURE
c/o Patricia M. Patterson, Venture Manager
3525 Turtle Creek Blvd., PH-A
Dallas, TX 75219
214-521-9940

December 23, 2016

City of McKinney, Texas
Planning Dept.
Attn. Melissa Spriegel, Planner
221 N. Tennessee St.
McKinney, TX 75069

Re: Letter of Intent for Straight Rezoning from PD to C3

Ms. Spriegel:

We are submitting this Letter of Intent from Stacy Joint Venture, the owner of the subject property, for Straight Rezoning of the following subject property:

1. The acreage of the subject property is 26.2795 acres, legally described as Lot 1R, Block A, Stacy S.H. 121 Center Addition, in the City of McKinney, Collin County, Texas, according to the Record Plat filed and recorded on 03/29/2016 in the Official Public Records of Collin County, Texas as Instrument No. 2016-219.

2. The location of the subject property is the Northeast (NE) corner at the intersection of State Highway 121 and Stacy Road, McKinney, Texas.

3. The existing zoning is PD Ordinance Nos. 1726 and No. 1728; REC – Regional Employment Center Overlay District; and CC – Corridor Commercial Overlay District.

4. The requested rezoning is C3 - Regional Commercial District and CC – Corridor Commercial Overlay District.

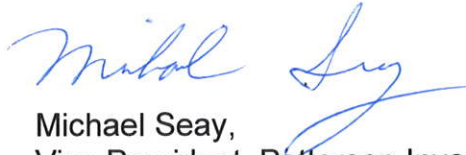
5. This submittal is being made to unify the subject property into one zoning classification to facilitate a development application to be submitted by North 40 Development, as Purchaser/Developer of the entire subject property.

6. Patterson Investments, Inc., is a Texas corporation and Venture Manager of the Stacy Joint Venture, a Texas joint venture.

7. It is our understanding this requested rezoning will not affect the status of City Zoning Section 146-101 – the CC - Corridor Commercial Overlay District that currently applies to the Property. Please notify us immediately if you do not agree that Section 146-101 will continue to apply to the Property after rezoning.

Thank you for your consideration of the submittal.

Yours very truly,



Michael Seay,
Vice President, Patterson Investments, Inc.,
Venture Manager, Stacy Joint Venture

Cc: (all via email)

Melissa Spriegel, City of McKinney
Patricia M. Patterson
Phillip Carter, North 40 Development
Rusty Glover, Halff Associates
Alex Alvarado, Halff Associates
Tony Callaway, Callaway Architecture
Hyma Vennapusa, Callaway Architecture
Teague Griffin, Brown & Griffin
Michael Swaldi, Jones Lang LaSalle
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