

Vista

The Vista Companies
1117 Eldridge Parkway
Houston, Texas 77077
(281) 531-5300
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February 2, 2019

Dear City of McKinney:

Thank you for your consideration in the re-zoning of Tract 2, 9.804 acres, at the NEC of Collin McKinney Parkway and Stacy Rd. in McKinney, Texas. We acknowledge that this property is currently zoned planned development district (PD) ordinance #2013-03-028 and we are asking to move forward on re-zoning the property for a commercial C-2 development.

The property has approximately 400 front feet of front feet along Collin McKinney Parkway and 1,170 front feet along Stacy Road. Again, it is currently slated to be commercial use under ordinance #2013-03-028, and we are desiring to re-zone in order to develop a commercial development to be classified C-2.

The owner of said property is currently FLSS, Ltd.; the re-zoning is being coordinated by a Texas based developer, Vista Equities Group, Inc., who has been in the Shopping Center Development Business since 1985. (contact info for both firms is listed below)

We are asking for the re-zoning so that we can develop commercial and retail buildings that are set back from the roadways and at the same time, provide convenient parking in front of the retail shops, restaurants, commercial buildings and services. We are cognizant that housing is situated to the east of the property, and as a result, will be both aware and sensitive to the residential adjacency.

Vista Private Equities Group, Inc. has developed over forty (40) quality shopping centers (several award winning such the acclaimed lifestyle center, La Centerra in Katy, Texas) and desires to build attractive building structures that will best serve the needs of the adjacent communities and the surrounding businesses. With a future high school proposed for the NWC, and with the existence of soccer facilities, commercial businesses and residential in proximity to this site, we feel a quality retail center and/or commercial buildings are important to meet the needs of the existing and future surrounding community.

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We furthermore have determined that the street facing building design called for in the existing ordinance does not best serve the residents to the east and north nor does it maximize the viability of the NEC. We believe the residents would not benefit from parking place totally in the rear of the buildings facing their community as called for in the existing ordinance. We also feel that a more traditional retail and commercial development, set back from the road, with convenient parking in both the front and rear of the buildings would be more attractive and more usable at the intersection. We sincerely want to build a relevant, usable and community conscious center that the City of McKinney will welcome at the NEC of this intersection.

Lastly, Vista Private Equities has been in the shopping center development business for over 30 years and takes great pride in building quality centers to meet the needs of the surrounding communities.

We thank you in advance for working with us on energizing this intersection; we are looking forward to participating in McKinney's future growth.

Sincerely,

Patricia A. Bender

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