

January 19, 2018

City Planner
City of McKinney
221 N. Tennessee St.
McKinney, TX 75069

RE: Letter of Intent – Rezoning Application
Stacy Office Park, 0.951 Acre Tract
500 Ft West of Collin McKinney Pkwy and Village Park Dr. Intersection.
McKinney, Collin County, TX
Project No. MG274

Dear Mr. Sir/Madam:

Mazidji Group Engineering, on behalf of our client Stacy Office Park, LLC, is submitting the present Letter of Intent to develop the above-referenced property. The intent is to develop the subject property into a medical and professional office space.

The Stacy Office Park tract has an area of 0.951 acres. It is located on the Northside of Collin McKinney Parkway, approximately 500 feet west of the intersection of Collin McKinney Parkway and Village Park Drive. The subject lot is currently zoned “PD” – Planned Development Ordinance Number 2013-03-028 and “REC” – Regional Employment Center Overlay district, with a base zoning of Residential. Our application is to rezone it to “C1” - Local Commercial District.

The reason for requesting the zoning change is in order to allow for the commercial use of the tract since it is fronting the Collin McKinney Parkway and due to the lower minimum rear setback requirements under the “C1” – Local Commercial District zoning code. This zoning code would also allow us to have parking stalls and a drive in front of the building, thus connecting to the adjacent tract the East (zoned “C1”- Local Commercial District).

We thank you for considering our application to rezone the Stacy Office Park Tract. Please feel free to contact me at 214-663-1068 if you have any questions or if you need clarifications regarding the present communication.

Sincerely,
Mazidji Group

Costa Mazidji

Costa Mazidji, PhD, PE
Principal

Enclosure
Attachment

CC: Mr. Srinivas Chaluvadi
File