

Southern Hills Office Park II LLC  
1901 N. Akard  
Dallas, TX 75201

October 5, 2018

City of McKinney – Planning and Zoning Commission & City Council  
221 N. Tennessee St.  
McKinney, TX 75069

Dear City of McKinney,

Subject Property: Southern Hills Office Park II located at 8897 Collin McKinney Pkwy. #204, McKinney, TX 75070.

Survey Name: Elias Alexander Survey, Abstract No. 18.

Lot, Block: 2R1, A

Addition Name: Collin McKinney Commercial Addition

The western boundary of the property is Piper Glen Rd. The northern boundary of the property is Collin McKinney Pkwy. Unit #204 will be located in building 2. Building 2 is the 2<sup>nd</sup> most western building on the property. The subject unit is the 4<sup>th</sup> most southern unit in the building. Building 2, unit #204 is approximately 160 feet west of Piper Glen Rd., and approximately 150 feet south of Collin McKinney Pkwy.

The acreage of the subject property is 8.038.

Existing zoning is SO suburban office.

We are requesting a specific use permit for unit 204. We are under contract to sell the unit to a buyer who wishes to operate his chess academy at the subject property. A portion of the unit would be used for general office activities, and the remaining portion would be used for chess instruction to students. They currently operate their business in Frisco, TX, and occupy a very similar office condo built by us, the same developer/builder as the subject property. The occupant would offer one on one coaching instruction and group lessons. Their goal is to offer the best quality chess instruction and education to the youth of the McKinney area.

The exterior and interior of unit #204 will be uniform to the other buildings and units in the office park. The development has more parking than is required, and will easily accommodate my need for additional parking. We the developer, are on board with allocating additional parking as will be required by the City of McKinney. It is our opinion that the intended use of the space will fit in with the others at the property, and will be an asset to the residents of McKinney.

I am told that the intended use would be considered “Personal service use.” We are therefore requesting a specific use permit for unit #204 at the subject property. I would like to request the soonest possible consideration dates from the Planning & Zoning Commission and City Council.

I can be reached at 214-497-7725 and [alex@texasofficecondos.com](mailto:alex@texasofficecondos.com).

Regards,

A handwritten signature in black ink, appearing to read 'Alex Lestock', with a long horizontal flourish extending to the right.

Alex Lestock  
Owner and Applicant