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June 9, 2014

City of McKinney  
Planning Department  
P.O. Box 517  
McKinney, Texas 75069

Re: Letter of Intent supporting request for a zoning change for 2.000 acres out of the George Herndon Survey, Abstract 390, being Lot 5, Block A, Eldorado Office Park Addition in the City of McKinney, Collin County, Texas, by amending Ordinance No. 98-11-59

Dear Planners:

This letter incorporates the application for a zoning change submitted by the undersigned on behalf of the owner, George, Gupta, & Joshi, LLC on June 9, 2014, together with the information contained therein which is recited again as follows:

1. The acreage of the subject property is 2.000 and is shown on the Zoning Exhibit attached hereto as Exhibit A. The subject property is also known as Lot 5, Block A of the Eldorado Office Park Addition, an addition in the City of McKinney, Texas.

2. The existing zoning on the tract is PD - Planned Development Ordinance No. 98-11-59 (the "PD"). Specifically, Section B(2)(a) thereof establishes day care as an allowed use for the subject property, but limits the number of children that can be served to 100 children because the use abuts a collector street.

3. The applicant requests that the provisions of Section B(2)(a) of Ordinance No. 98-11-59 be amended to remove the restriction on the maximum number of children.

4. In support of this request, I have attached hereto a traffic impact analysis prepared by Gloffic Engineering Inc. dated May 16, 2014 which demonstrates that a two-fold increase in the number of children in the day care center would have no adverse impact on traffic movements and capacity in Hudson Drive.

5. There are no other special considerations requested or required.
6. The subject property is located at 3132 Hudson Crossing, City of McKinney, Texas.
7. The applicant requests an appearance before the Planning and Zoning Commission and the City Council at the earliest possible dates.

In the event that any other information is required for this Letter of Intent, please refer to the application previously filed.

Yours truly,



Robert H. Roeder

cc: Sanjay Joshi

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By Planning Department at 1:50 pm, Jun 09, 2014