

ATTORNEYS AT LAW

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Qualified Mediator

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March 27, 2017

City of McKinney
Planning Department
221 Tennessee
McKinney, Texas 75069

Re: Revised Letter of Intent supporting request for a zoning change for 8.13 acres in the T. J. McDonald Survey, Abstract 576, in the City of McKinney, Collin County, Texas (the "Property")

Dear Planners:

This revised letter of intent incorporates the application for a zoning change submitted by me on behalf of the owners, Howard Hamilton and A. R. Modelski, on March 13, 2017, together with the information contained therein as follows:

1. The acreage of the subject property is 8.13 acres as described in the Metes and Bounds description attached to the application. A zoning exhibit is attached hereto as Exhibit A.
2. The existing zoning on the tract is C: Planned Center.
3. The Applicant requests that the Property be zoned C3: Regional Commercial on Tract A and LI: Light Industrial on Tract B. Two zoning districts are being requested because the Property will eventually be subdivided into multiple lots with a light industrial use (office/warehouse) on the rear of the property (Tract B), and an office use on that portion of the property fronting Hwy 75 (Tract A), as shown in the zoning exhibit.
4. There are no other special considerations requested or required.
5. The subject property is located south of Bloomdale Road, on the east frontage of Highway 75 North, on the west frontage of Redbud Boulevard, north of Wilmeth.

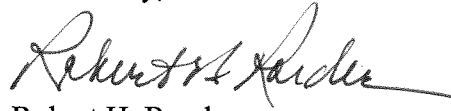
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6. The applicant requests an appearance before the Planning and Zoning Commission and the City Council at the earliest possible dates.

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

Yours truly,

A handwritten signature in black ink, appearing to read "Robert H. Roeder", with a long horizontal flourish extending to the right.

Robert H. Roeder

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cc: Curtis Rippee, ACIS Properties, LLC