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IMAGINE INTERNATIONAL ACADEMY OF NORTH TEXAS

An International Baccalaureate World School

www.imaginorthtexas.org

February 12, 2018

Brian Lockley
Director of Planning
City of McKinney
221 N. Tennessee St.
McKinney, TX 75069

RE: P&Z CONSENT AGENDA ITEM FOR 2/13/2018 – FILE #17-0013SP

Dear Mr. Lockley:

The Imagine International Academy of North Texas just became aware two days ago of the proposed construction of a Service First auto repair center in front of the school. We understand the approval of the site plan is listed as a consent agenda item for the McKinney Planning and Zoning Commission at its upcoming meeting tomorrow evening on February 13, 2018.

We have some concerns regarding the proposed development and its impact on the safety of our students, as well as accessibility and traffic flow in the vicinity. Please see a listing of some of our concerns on the following page.

We would like to request that this item be removed from the consent agenda for discussion by members of the Planning and Zoning Commission. We would like to further request the item be tabled until the Commission's next meeting in order to provide us with sufficient time to meet with the developer of the proposed site and discuss our concerns.

We appreciate your consideration of our request.

Sincerely,

Julia Brady
Head of School
Imagine International Academy of North Texas

Enclosure:

File #17-0013SP Site Plan Concerns

FILE #17-0013SP SITE PLAN CONCERNS

The Imagine International Academy of North Texas understands that the proposed use is allowed by right on the property, and while we do not desire to impede the development, we do have some concerns that we would like addressed by the developer of the property.

As a Texas public school serving over 1,300 students in grades K-12, we are responsible for the physical well-being and care of a vulnerable population during school hours in terms of traffic, access to students, and overall safety. It is within this context that we express our concerns and request additional time to meet with the developer in order to understand the following:

1. **Traffic:** With the significant amount of traffic on Virginia Parkway, we have concerns regarding traffic flow during the peak times of school drop-off (7am – 8am M-F) and pick-up (2:30pm – 4:15pm M/T/Th/F and 11am – 12:45pm W). What considerations have been made with regards to vehicles exiting or entering the subject property during these times? If a traffic impact study has been conducted, we would like to see the results.
2. **Traffic:** How will site circulation and school-related traffic be affected during construction?
3. **Student Safety:** The Imagine International Academy of North Texas conducts background checks on staff, vendors, and volunteers who are on campus and in close proximity to our students. We would like to better understand what kinds of background reviews the subject property may or may not be conducting with their employees.
4. **Student Safety:** Our students play daily on the open field directly behind the subject property, and we would like to better understand what kind of physical barrier will be in place between the subject property and school grounds in order to ensure the safety of students. Our preference would be for a fully-screened solid barrier between the two.
5. **Student Safety:** What is the purpose of the proposed gate at the northwestern corner of the site and what kind of access will employees of the subject property have to our student population during school hours?
6. **Student Safety:** Many of our children walk in and around the area after school on their way home or to meet their parents. Has there been consideration given to signage or protections regarding access to the subject property?
7. **Student Safety:** What precautions will be in place to ensure student safety during the construction process?
8. **Student Safety:** We would like to better understand any potential hazards associated with flammable material, chemicals, and equipment stored at the site.