

## Melissa Spriegel

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**From:** Samantha Pickett  
**Sent:** Thursday, January 11, 2018 6:42 PM  
**To:** Melissa Spriegel  
**Subject:** Fwd: Objection to Rezoning Property on Ridge Road (Case 17-275Z)

Sent from my iPhone

Begin forwarded message:

**From:** David Geise  
**Date:** January 11, 2018 at 3:54:04 PM CST

**Cc:** Sara Geise  
**Subject:** Re: Objection to Rezoning Property on Ridge Road (Case 17-275Z)

I've got a few more concerns about the proposed rezoning (case 17-275Z) of this property:

- The development proposed by EDW Architectonics replaces an open field with impenetrable surfaces (rooftops, sidewalks, driveways and parking lots) but doesn't include a water retention pond. Where will all the water runoff go (see <https://water.usgs.gov/edu/runoff.html>)? I'm concerned that a lot of it might end up in my backyard! Has there been an independent engineering assessment of increased runoff generated by this proposed construction?

- During the construction of the two-story Learning Experience day care center, the developers used large tamping equipment to compress soil under the building and paved surfaces (to prevent subsequent subsidence). This tamping process caused significant vibrations/shaking of the ground. I'm very concerned that EDW Architectonics proposed project will also require a significant amount of tamping and that the subsequent vibrations could damage my home's foundation, which would cost a lot of money to repair. Has there been an independent engineering assessment on the magnitude of the tamping induced vibrations and their impact on current homeowner foundations?

- Retail businesses will require large garbage containers. Where will these containers be located? Will they be hidden from view? How will the odors be contained/vented so they don't drift onto homeowners property? When will the garbage be collected (I certainly don't want to be woken up every morning by the sound of a garbage truck collecting garbage from a large container)?

Thank you again for your consideration of these additional concerns.

David Geise

"Our species needs, and deserves, a citizenry with minds wide awake and a basic understanding of how the world works." - Carl Sagan

On Wed, Jan 3, 2018 at 3:12 PM, David Geise

wrote:

Melissa, Samantha and Brian:

My wife and I have a home at 4800 Lasso Lane. We've lived there for 9 years. We are retired and hoped to stay in this home for many years. We are now less hopeful that we will be able to remain in our home. When we bought our home, DR Horton representatives told us that the land behind our property would become a park. Perhaps developers should be required to truthfully disclose how adjacent property could be used. There are truth in lending laws for banks, perhaps truth in real estate sales would offer similar protections to prospective home buyers.

EDW Architectonics has proposed (case 17-275Z) that McKinney rezone the property between Chisholm Trail and Silverton Ave. fronting Ridge Road from O1 (Neighborhood Office District) to C1 (Neighborhood Commercial District).

We oppose this rezoning for several reasons:

1) Introducing retail businesses will decrease our property value

- 2) Multistory buildings will eliminate backyard privacy
- 3) Retail businesses will increase noise levels from early morning to late at night
- 4) Retail businesses will require excessive lighting which will bleed into our backyard
- 5) Retail businesses will increase neighborhood vandalism
- 6) Some retail businesses could introduce unsavory elements into the neighborhood (bars, adult bookstore and/or video rentals, adult themed businesses, etc.)
- 7) Retail businesses will increase neighborhood litter
- 8) Due to the massive commercial construction projects either completed or in-progress on Ridge Road near our neighborhood, traffic congestion has increased substantially. This new development will make this congestion dangerously worse because of traffic going into and out of retail establishments. Additionally, the project will eliminate over 70% of the driveway currently used to drop off/pick up children from the Learning Experience day care center (located on the southeast corner of Ridge Road and Chisholm Trail. These cars will be forced to queue up either on Ridge Road and/or Chisholm Trail. Furthermore, on school days a large number of children wait at the northeast corner of Chisholm Trail and Ridge Road to catch an Allen ISD school bus. An accident in this area could result in the injury and/or death of these children.

Thanks in advance for your consideration of these concerns.

David  
and Sara  
Geise

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