

Samantha Gleinser

From: Samantha Gleinser
Sent: Friday, May 10, 2013 8:10 AM
To: Samantha Gleinser
Subject: RE: Case # 13-048Z

Sent: Thursday, March 21, 2013 1:02 PM
To: Michael Quint
Subject: Case # 13-048Z

My property backs up to the (possible) daycare center construction on Lake Forest.

When we agreed to the construction of the Storage facility they went above and beyond to make our subdivision happy. They built a brick fence that blocks the facility from our neighborhood.

We're concerned with the traffic coming and going from the daycare center. Also, the hours of operation. The 24 hr a day lighting around the center would also be a nuisance.

We are **against** the center being built.

We will not be able to attend the meeting due to a scheduling conflict.

Marc and Anna Means
1831 Meadow Ranch Rd
McKinney, TX 75071

Samantha Gleinser

From: Samantha Gleinser
Sent: Friday, May 10, 2013 8:09 AM
To: Samantha Gleinser
Subject: RE: REZONING CASE #13-048Z

Sent: Tuesday, March 26, 2013 9:48 AM
To: Michael Quint
Subject: REZONING CASE #13-048Z

Hello Mr. Quint,

We are writing concerning the Public hearing Notice Rezoning **Case #13-048Z**, a request to allow for daycare use. Our residential property is located behind the proposed daycare, meaning we will be directly affected i.e. privacy, noise & lighting. Understandably we have great concern regarding the type of the structure, appropriate and adequate screening and days/hours of operation, to name just a few. We currently enjoy an exceptional amount of privacy due to the large size of our lot (2.5 acres). We want to maintain the quality of life we currently enjoy with our children and pets.

Our goal is to ensure that City Officials are aware of our concerns and our hope is that they will assist us in safeguarding our property, privacy, and wonderful quality of life here in McKinney.

Thank you,
In Great Goodwill,
Bill Smith & Liz McElhaney

Samantha Gleinser

From: Samantha Gleinser
Sent: Friday, May 10, 2013 8:09 AM
To: Samantha Gleinser
Subject: RE: REZONING CASE # 13-048Z

Sent: Tuesday, March 26, 2013 11:24 AM
To: Michael Quint
Subject: REZONING CASE # 13-048Z

Michael: I appreciate the opportunity to share our family's thoughts regarding the above referenced proposed rezoning and the potential impact on our daily quality of life. Meadow Ranch Estates, which is separated from the proposed Day Care development by a five foot wide creek, is comprised of 16 lots that average about two acres. The subdivision was originally developed by David Craig in the early 1980's. His parents and mother in law built the first two homes.

In 2004 David Craig placed under contract the 105 acre Johnson Tract which abuts our subdivision to the south.(the subject 7.449 acre subject tract was a part of that acquisition) The tract was platted for 246, 60' and 70' lots in August of 2004. DR Horton purchased the tract from Craig and it is now known as the Creekview Estates Addition. David and I, on behalf of the Meadow Ranch homeowners, agreed to include a list of six requirements designed to protect our neighborhood from the traffic and intrusion that could negatively impact our subdivision. This agreement became a part of Zoning App. Request No. 04-099Z.

The 7.449 acres was originally submitted for rezoning from "AG" District to "PD" in Request No. 05-384Z by C&C Development LP, on Behalf of Craig Children Trust on December 2, 2005. In a conversation with Kevin Spaith of the City of McKinney Planning Department regarding the request, I was advised that one third of the land was in the flood and that the remaining five acres' highest and best use would most likely be for garden office. The request was subsequently withdrawn on December 6, 2005.

As you know, the changes in McKinney have been drastic since then. However, the Meadow Ranch Estates neighborhood has endured the changes and is currently "home" to over sixty five McKinney citizens. In several conversations with David Craig over the past five years he has consistently assured me that the future use of the 7.449 acres would be Garden Office and more recently, Medical Office. For some reason he has chosen not to discuss the subject potential usage with me or anyone in our neighborhood.

In my opinion, a Daycare would have a drastically negative impact on the quality of life for our family as well as those families who live on lots adjacent to the creek. We have two valuable horses which were in a state of semi-panic for most of the 60 day period that the subject 7.449 acres was being developed. Also, the intense excavation included the removal of 95% of the live screening between our lots and the subject tract. Over the years, the thick brush, bushes and trees of all sizes have provided a much appreciated screen between our homes and the high level traffic on Lake Forest.

And finally, I am somewhat dismayed that the Planning Staff Review of the zoning request, authored by Brandon Opiela, Planning Manager, made absolutely no reference to the potential negative impact that a Daycare may have on homeowners within "spitting distance" of the proposed Daycare tract. Of the ten points referencing the reason for approval of the request, not one related to a potentially negative impact on the Meadow Ranch Neighborhood.

I appreciate the opportunity to share my thoughts and concerns. I believe they should be seriously considered by the Planning and Zoning Commission as they assess the rezoning request this evening.

Yours truly,

Elliott Bradley
1821 Meadow Ranch Rd.
McKinney, TX 75071