

Letter of Opposition to Rezoning Case # 14-011Z McKinney Christian Academy

My name is Jerry LaPlante and I have been a resident of McKinney Texas since May of 1999 when I purchased my home at 3602 Bois D Arc Road in the Glenwood subdivision. My home is located at the corner of Bois D Arc Road and Canyon Valley Road. My home is the only two story home that has a frontal view of McKinney Christian Academy in the Glenwood Subdivision.

When McKinney Christian Academy purchased the 59 acres, the members of the Academy went to the City of McKinney with a request for rezoning to build their school. They developed a site plan that was approved by the City of McKinney. In the formation of the plan, members of McKinney Christian Academy approached residents of the Glenwood subdivision to gain their support. We were informed by these individuals that the plan was to place portable buildings with a 7 year timeline for removal of the portable buildings. The City of McKinney widened Bois D Arc Road to accommodate the increased traffic that would be going to McKinney Christian Academy.

Since the building of McKinney Christian Academy in 2004, the City of McKinney granted a 7 year timeline for removal of the portable buildings and that time was to end July 2011. McKinney Christian Academy then went to the McKinney City Council to extend the life of the portable buildings indefinitely. Another aspect of this decision was the addition of 3 more portable buildings.

On multiple occasions I have attended Planning and Zoning Commission Meetings in regards to the McKinney Christian Academy. I attended the City of McKinney Council meeting on Tuesday February 11, 2014 and found it very interesting. During the meeting, McKinney Christian Academy wanted to modify the Developmental Standards on their building plan to make 3 additional buildings that were to be placed on indefinite status, which was approved if I understand correctly, and could mean forever. During the voting of rezoning case 14-011Z the Planning Commission voted no for approval twice, and during that time I observed the chairman of the Planning and Zoning Commission trying to redefine the voting measure that was eventually approved 4 to 2, after a third vote. I was informed that this was legal but highly unusual.

Since the building of the McKinney Christian Academy, these are the problems that the school has caused the residence of the Glenwood subdivision.

1. Traffic flow and parking in the subdivision: It is very difficult to proceed to Bois D Arc Road during the start and end of the school day. This school is considered a drop off school and I have personally counted over 350 vehicles entering the school and dropping off their children, at times blocking both sides of the street and the front of fire hydrants. (Attachment 1 Pictures road traffic)
2. There is disregard for the safety of the children that walk to Cockrill Middle School where public school students walk from Glenwood Subdivision to Cockrill Middle school and have difficulty crossing the streets.
3. Since the widening of Bois D Arc Rd. there have been multiple accidents in my front yard. The city has had to replace 2 light poles, fire hydrants and I have had to replace 3 brick mail boxes since the increased traffic congestion.
4. I have asked the Planning Department of the City of McKinney if there were any other portable buildings that are on private land and have been allowed indefinite status and the answer "not to the best of their knowledge." Why is McKinney Christian Academy allowed this right when others are not?

5. McKinney Christian Academy compares themselves to McKinney ISD and feels they should be granted the same rights. I have personally viewed this being accepted as a statement of fact in Planning and Zoning Commission Meetings. The fact is they are utilizing the Planning and Zoning Commission and the City of McKinney as their funding mechanism so they may continue the growth of their school. At the present time, the McKinney Christian Academy has 540 students. If you review the Strategic Planning Guide on the McKinney Christian Academy website “Initiative 9: Growth and Development: Goal 1. Modify the current site plan to accommodate future enrollment of 900 students. Goal 2. Provide a feasibility study to determine the scope of additional facilities.” It is clear the McKinney Christian Academy is utilizing the City of McKinney as part of their fiscal plan since the City of McKinney is granting indefinite status on temporary buildings. It needs to be recognized that an increased growth to 900 students it would overwhelm the infrastructure of the Glenwood Subdivision given there is only one way in and one way out of McKinney Christian Academy. From a fiscal point a view, McKinney Christian Academy’s long-range financial plan should have included raising the funds for a permanent structure. As every business and individual knows, the way to do this is by decreasing expenses or increasing income. If they are not able to do this by now, it’s doubtful they will in the future.
6. I am concerned about the property devaluation of the Glenwood subdivision if the City of McKinney allows uncontrolled growth of the school. I own the only 2 story that overlooks McKinney Christian Academy and I view an area that reminds me of temporary Air Force Bases that I have helped construct when I was in the United States Air Force (attachment of pictures from my home looking over the McKinney Subdivision).

I am asking the City Council to repeal the indefinite status placed on the portable buildings and place a 24 month mandate for the removal of the portable buildings and the construction of a permanent school. I also would like the City Commissioners to request the City of McKinney accomplish an impact study on the growth McKinney Christian Academy as it impacts the day to day lives of the people of the Glenwood Subdivision.









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