

Samantha Pickett

Subject: FW: Case 15-136Z

From: Karen Swick

Sent: Thursday, June 11, 2015 8:07 PM

To: Samantha Pickett

Cc: Carl Best; B. J. Boyle; A.D. Donald; Art Willems; Mike W. Hance; Mary Jane; David Buono; Eugene Lochman; Dean Clubb

Subject: Case 15-136Z

Dear Samantha Pickett;

The Aero Country property owners board support the revisions made for Case 15-136Z, Hidden Lakes. We feel 380 holdings will be responsive and ensure the points in my letter dated June 9th to staff are completed.

The Airport Board agrees the eight-foot masonry wall and the 150-foot setback, suggested by council, which is over 300 feet from the centerline of the runway, will adequately addresses the safety concerns we raised during the previous zoning case. Also, we feel the addition of town-homes and the agreed notice requirements, similar to what we did with Virginia Hills; will significantly improve the compatibility issue.

I was at the council meeting and opposed the previous zoning case, but I believe 380 Holdings did what council asked and addressed the safety and compatibility concerns brought forward by the airport board. Based on the revisions agreed to and being enforced, I along with our board ask the staff to support Case 15-136Z.

Sincerely,

Karen Swick

President, Aero Country Property Owners Association

Samantha Pickett

Subject: FW: Case 15-136Z

From: B J Boyle **Sent:** Friday, June 12, 2015 8:36 AM
To: Samantha Pickett
Cc: 'Karen Swick'
Subject: Case 15-136Z

Dear Ms. Pickett;

The Aero Country Property Owners' Board supports the revisions recently made for Case 15-136Z, Hidden Lakes. We feel 380 holdings will be responsive and ensure the points in Karen Swick's letter dated June 9th to the P&Z staff are completed.

The ACPOA Board agrees the eight-foot masonry wall and the 150-foot setback, offered by 380 Holdings, will adequately address the safety concerns we raised during the previous zoning case. This setback provides a 300 foot safety zone from the runway. Also, we feel the addition of town-homes and the agreed notice requirements, similar to what we did with Virginia Hills; will significantly improve the compatibility issue.

I was at the council meeting and opposed the previous zoning case, but I believe 380 Holdings did what the City Council asked and addressed the safety and compatibility concerns brought forward by the ACPOA Board. Based on the revisions agreed to and being enforced. I ask the staff to support Case 15-136Z.

Sincerely,

B. J. Boyle
Treasurer, Aero Country Property Owners Association

June 9, 2015

City of McKinney
Planning and Zoning
221 N. Tennessee Street
McKinney Texas 75069

Re: Hidden Lakes Case No. 15-136Z

Dear Sir or Madam:

Aero Country Airport is located adjacent to the above referenced Hidden Lakes property. Aero Country Property Association's Board has been working with the Hidden Lakes owner (380 Holdings, LLC) regarding a revision it has offered to its re-zoning proposal that we believe will allow for peaceful coexistence with all neighbors. Aero Country Property Owners Association is the owner and operator of the runway, taxiway and common property of Aero Country Airport.

The Officers and Board members of the Aero Country Property Owners Association (ACPOA) will not oppose 380 Holding's LLC re-zoning request for Hidden Lakes, Case No. 15-136Z, based on the following:

1. An 8' tall wall will be constructed along the 724' bordering the northeast corner of Aero Country airport (permanently leased by Aero Country Property Owners Association from Chihuahua Airport Properties) before construction of any residential structures in Hidden Lakes. The wall will be erected by the developer and be constructed of precast masonry with no gates or opening therein. The wall's surface that faces Aero Country will mimic the esthetics used in other parts of the development that face Hidden Lakes Development homeowners.
2. There shall be a restricted area extending a distance of 150 feet east from the location of wall described above where there will be no structures built for residential habitation, and in no case can there be structures more than 8 feet.
3. Developer(s) or successor developers, as well as the homeowners' association or successor homeowners associations representing Hidden Lakes are required to provide a notification letter to each purchaser or prospective purchaser of any property within Hidden Lakes conveying that: a) Hidden Lakes is located adjacent to Aero Country airport, which is an active, privately-owned, public-use airfield, b) Aero Country Airport is private property, and one should not access its property without permission, c) Aero Country Airport has no authority or jurisdiction over the flight path or altitude of airborne aircraft, and d) complaints regarding low-flying aircraft should be directed to the North Texas Flight Standards District Office of the FAA. Each succeeding homeowner will be compelled to divulge those same notifications to purchasers in perpetuity. Acceptance of any title or interest in any portion of Hidden Lakes, each owner, lessee, tenant and occupant of any property in Hidden Lakes, acknowledges the close proximity of the airport and accepts the hazards and annoyances (including noise and vibration) of the occupying property in the vicinity of an airport.

Aero Country Airport - T31
Aero Country Property Owners Association
PO Box 6329, McKinney, TX 75071
972-346-8109

4. All Hidden Lakes promotional materials and operating procedures will be consistent with paragraph 3; i.e. brochures, advertisements and homeowners association CCRs, etc.

It should be noted that the above provisions are subject to presentation and ratification by ACPOA's membership.

Sincerely,



Karen Swick
President, Aero Country Property Owners Association