

May 10, 2013

David Craig
6850 TPC Drive
Ste. 210
McKinney, Texas 75070

Re: Zoning Request-Lot 2 Craig Children Trust Addition

Dear David:

Subsequent to numerous conversations with you, City Staff, Jonathan Hake at Cross Engineering Consultants as well as several members of the McKinney Planning and Zoning Commission, and contingent upon the following several agreed to components becoming part of the PD Ordinance No. 2010-06-0116, please be advised that I will not oppose the Zoning Request referenced herein.

It is agreed to and will be delineated in the PD Ordinance that the following development and operating guidelines will be included therein:

- A solid wood fence at least 6' in height will run the entire length of the lot from north to south and will include connecting wings with the northeast and southeast corners of the building.
- The hours of operation of the day care facility will be from 6:30 AM to 7:30 PM Monday through Friday with NO EXCEPTIONS.
- ALL LIGHTING on the east side of the facility including the entire backyard of the property down to the creek, will meet the City of McKinney Lighting Ordinance of a maximum of 0.25 foot candles.

It should be noted that several adjacent neighbors will contest the above referenced zoning request at the P & Z meeting on Tuesday, May 14. I share their very strong sentiment favoring a masonry wall rather than a board on board wall, and strongly urge the serious consideration of this request by the owner/operator of the facility.

Yours very truly,

Elliott Bradley
1821 Meadow Ranch Rd
McKinney, Texas 75071