

Samantha Gleinser

To: Leslie Vestal
Subject: RE: Proposed rezoning 13-194Z at Rockhill Rd and North Brook Drive

From: Leslie Vestal
Sent: Tuesday, October 08, 2013 4:10 PM
To: Brandon Opiela; Samantha Gleinser; Michael Quint
Cc: Travis Ussery
Subject: Proposed rezoning 13-194Z at Rockhill Rd and North Brook Drive

My name is Leslie Vestal. I live at [2334 North Ridge Road](#).

I disagree with the proposed rezoning at the corner of Rockhill Road and North Brook Drive.

We drive Fords and are customers of Bob Tomes Ford. I wish them well in the growth of their business and appreciate their desire to expand to better serve their customers. I recognize their support of our community. But this is not the appropriate location for a 32,000 square foot warehouse with a 4,000 square foot office building. There are other options which do not have a negative impact on the community. There is land available just up the street on Virginia which is already zoned for commercial use.

Society can have no greater aim than the safety and care of its children. I am proud to be a resident of McKinney where there is thoughtful planning for the future. This can be seen in the recent expansion of the hike and bike trails, the playground construction at Al Ruschhaupt park and in the approval of the TRE to improve our schools. These are improvements in the very part of our community affected by the proposed rezoning. This is not the appropriate place for industrial use.

The surrounding areas of the proposed rezoning site are residential so not compatible with the proposed rezoning for an industrial building.

*This is an area frequented by children due to the close proximity of the Al Ruschhaupt park and the hiking & biking trails which have an entrance at the corner of Rockhill Road and North Brook Drive. There are two schools nearby. The increase in traffic due to construction of the warehouse and then later for deliveries and day to day business adds an element of danger in this residential area.

*The proposed rezoning which will result in an industrial building in a residential neighborhood will also affect property values of the homes in the area. Residents bought in the area knowing it was a residential area. It was not zoned for an industrial park. Moreover, if this area is zoned for industrial, it might become more likely for neighboring land to the east to become industrial as well.

*The community uses the park for athletic practices and games. These are the very programs offered by the Parks and Recreation Department. These are activities that involve families throughout the week as well as the weekends. This is not the appropriate place for industrial use.

Thank you for your consideration.

Sincerely,

Leslie Vestal

Samantha Gleinser

To: David Baker
Subject: RE: Zoning Change: Rockhill and North Brook

From: David Baker
Sent: Tuesday, October 08, 2013 3:41 PM
To: Brandon Opiela; Samantha Gleinser; Michael Quint
Cc: Travis Ussery
Subject: Zoning Change: Rockhill and North Brook

Dear City of McKinney Planning and Zoning Commission,

I am a resident of North Brook Estates, and I recently noticed a call for a hearing on property located at Rockhill and North Brook. I understand that Bob Tomes dealerships are interested in this property for a used car facility. I strongly urge you to decline the zoning change.

This is a residential area -- a neighborhood with families -- not a commercial area ripe for expansion. The property values in this neighborhood have already taken a hit. We don't need an adjacent industrial building to further drop property values. This building doesn't fit.

The Wilson Creek running path is located across the street (30 ft away), and the Al Ruschhaft Park is roughly 1/4 mile away. The used car facility would diminish the natural experience for residents. Does McKinney really want to allow an industrial building to be built adjacent to its park system? Unique by Nature?

Traffic associated with the used car facility would create a nightmare. In fact, the Al Ruschhaft Park already produces traffic flow issues. The used car facility would exacerbate the problem with increased traffic, including large delivery trucks. The road infrastructure is just not there to support the facility.

Would you want a warehouse in your backyard? Why not find a spot that is already zoned properly? Please.

Sincerely,
David Baker
612 Dogwood Trail
McKinney, TX 75070

Samantha Gleinser

To: Holly
Subject: RE: Zoning Change on Rock Hill

From: Holly Baker
Sent: Monday, October 07, 2013 10:39 PM
To: Samantha Gleinser
Subject: Zoning Change on Rock Hill

Ms. Gleinser,

My family lives at 612 Dogwood Trail very close to the proposed zoning changes. I am writing you to ask you to not allow this change to take place.

This is a totally residential area. Having a warehouse or any commercial business in this area will have a negative impact on our neighborhood. Rock Hill is routinely used by bike riders, joggers, and dog walkers. Increased traffic here could be dangerous. Also having commercial traffic so close to the park would make the now refreshing experience of walking from the splash pad by the soccer fields down across to the new parks on Virginia, much less inviting.

I am sure that having a warehouse in the neighborhood will lessen our housing values. I am also worried about the noise and light pollution that might accompany a commercial business. Would you like to have a warehouse built in your neighborhood?

Please do not allow this zoning change to happen.

Thank you,
Holly J. Baker

Samantha Gleinser

To: Ward Vestal
Subject: RE: Subject: Proposed rezoning 13-194Z at Rockhill Rd and North Brook Drive

From: Ward Vestal
Sent: Tuesday, October 08, 2013 4:55 PM
To: Brandon Opiela; Samantha Gleinser; Michael Quint; Travis Ussery
Subject: Subject: Proposed rezoning 13-194Z at Rockhill Rd and North Brook Drive

My name is Ward Vestal. I live at [2334 North Ridge Road](#) in North Brook Estates.

I disagree with the proposed rezoning at the corner of Rockhill Road and North Brook Drive.

We drive Fords and are customers of Bob Tomes Ford. I also do work for the Tomes family as a remodeler. I wish them well in the growth of their business and appreciate their desire to expand to better serve their customers. I recognize their support of our community. But this is not the appropriate location for a 32,000 square foot warehouse with a 4,000 square foot office building. There are other options which do not have a negative impact on the community. There is land available just up the street on Virginia which is already zoned for commercial use.

Society can have no greater aim than the safety and care of its children. I am proud to be a resident of McKinney where there is thoughtful planning for the future. This can be seen in the recent expansion of the hike and bike trails, the playground construction at Al Ruschhaupt park and in the approval of the TRE to improve our schools. These are improvements in the very part of our community affected by the proposed rezoning. This is not the appropriate place for industrial use.

The surrounding areas of the proposed rezoning site are residential so not compatible with the proposed rezoning for an industrial building.

*This is an area frequented by children due to the close proximity of the Al Ruschhaupt park and the hiking & biking trails which have an entrance at the corner of Rockhill Road and North Brook Drive. There are two schools nearby. The increase in traffic due to construction of the warehouse and then later for deliveries and day to day business adds an element of danger in this residential area.

*The proposed rezoning which will result in an industrial building in a residential neighborhood will also affect property values of the homes in the area. Residents bought in the area knowing it was a residential area. It was not zoned for an industrial park. Moreover, if this area is zoned for industrial, it might become more likely for neighboring land to the east to become industrial as well.

*The community uses the park for athletic practices and games. These are the very programs offered by the Parks and Recreation Department. These are activities that involve families throughout the week as well as the weekends. This is not the appropriate place for industrial use.

Thank you for your consideration.

Sincerely,

Ward Vestal

Samantha Gleinser

To: Ralph Graham
Subject: RE: proposed rezoning at North Brook Dr and Rockhill Rd

From: Ralph Graham
Sent: Tuesday, October 08, 2013 5:34 PM
To: Brandon Opiela; Samantha Gleinser; Michael Quint
Cc: Travis Ussery
Subject: proposed rezoning at North Brook Dr and Rockhill Rd

To Planning and Zoning Committee

From: Jeannie Graham
2329 North Ridge Road
McKinney Texas 75070-3813

I have been a resident homeowner since April 2001. I have appreciated business with Bob Tomes Ford and am pleased that their business is expanding.

However, I would like to oppose the proposed rezoning of the land at the SE corner of Rockhill Road and North Brook Drive/Jordan.

We chose to buy a home in this North Brook Subdivision of McKinney because of the adjacent Al Ruschaupt Athletic fields, woodlands with walking/biking trails, nearby school and Towne Lake. We have appreciated the addition over the years of the Disc golf course, another school in the area, the playground with the new water features and the recent connection of walking and biking connection to the Bonnie Wink Park.

Together with two of our daughters and our grandchildren, we have enjoyed walking between our homes as well as walking, biking and playing in the different outdoors areas available in our neighborhood.

A business in the midst of a residential area immediately across from the entrance to new hiking/biking trail would cause a safety risk to many residents that frequent the park.

Samantha Gleinser

Subject: RE: I'm opposed to rezoning #13-194Z

From: Leslie Vestal

Sent: Tuesday, October 22, 2013 8:57 AM

To: Brian Loughmiller; Don Day; Geralyn Keever; Ray Ricchi; Roger Harris; Randall Pogue; Travis Ussery

Cc: Brandon Opiela; Samantha Gleinser; Michael Quint

Subject: I'm opposed to rezoning #13-194Z

My name is Leslie Vestal. I live at 2334 North Ridge Road.

I oppose the proposed rezoning at the corner of Rockhill Road and North Brook Drive.

We drive Fords and are customers of Bob Tomes Ford. I wish them well in the growth of their business and appreciate their desire to expand to better serve their customers. I recognize their support of our community. But this is not the appropriate location for a 32,000 square foot warehouse with a 4,000 square foot office space. There are other options which do not have a negative impact on the community. There is land available 0.2 mile north on Virginia Parkway which is already zoned for commercial use.

Society can have no greater aim than the safety and care of its children. I am proud to be a resident of McKinney where there is thoughtful planning for the future. This can be seen in the recent expansion of the hike and bike trails, the playground construction at Al Ruschhaupt Park and in the approval of the TRE to improve our schools. These are improvements in the very part of our community which will be affected by this proposed rezoning. The corner of Rockhill Road and North Brook Drive is not the appropriate place for industrial use.

The surrounding areas of the proposed rezoning site are residential so not compatible with the proposed rezoning for an industrial building.

*This is an area frequented by children due to the close proximity of the Al Ruschhaupt Park and the hiking & biking trails which have an entrance at the corner of Rockhill Road and North Brook Drive. There are also two schools nearby. The increase in traffic due to construction of the warehouse and then later for deliveries and day to day business adds an element of danger in this residential area which is frequented by pedestrians, many of whom are children. The corner of Rockhill Road and North Brook Drive is not the appropriate place for industrial use.

*The proposed rezoning which will result in an industrial building in a residential neighborhood will also affect property values of the homes in the area. Residents bought in the area knowing it was a residential area and protected as it was already surrounded by built out commercial use and the nearby city park. It was not zoned for an industrial park upon the time of their purchase. The corner of Rockhill Road and North Brook Drive is not the appropriate place for industrial use.

*The proposed rezoning goes against the city's comprehensive plan for McKinney. Neighborhoods in McKinney are protected by the fact that commercial areas are outside the boundaries of residential subdivisions. If this area is zoned for industrial, it might become more likely for the neighboring tract of land to the east to become industrial as well. There is a reason city staff denied the request for rezoning. The proposed rezoning will set a precedent in the city of McKinney for other neighborhoods to be susceptible to light industrial rezoning. The corner of Rockhill Road and North Brook Drive is not the appropriate place for industrial use.

*The proposed rezoning will bring noise, air and light pollution into a residential neighborhood. The city plan already includes space for light industrial on the east side of McKinney. There is not another warehouse in a

neighborhood in all of McKinney. The corner of Rockhill Road and North Brook Drive is not the appropriate place for industrial use.

*The community uses Al Ruschhaupt Park for athletic practices and games. These are the very programs offered by the city's Parks and Recreation Department. These are activities that involve families throughout the week as well as the weekends. The corner of Rockhill Road and North Brook Drive is not the appropriate place for industrial use.

This is a decision that will affect people; mothers, fathers, brothers, sisters, grandparents, cousins—all residents of McKinney. People who choose to live and work here in McKinney. There are over 400 homes in the neighborhood around the subject property. The proposed rezoning would be at the expense of the residents of McKinney. The proposed rezoning does not move McKinney toward a positive future. After all, would you want a warehouse in your neighborhood?

Thank you for your consideration.

Sincerely,

Leslie Vestal

Samantha Gleinser

Subject: RE: Citizen Opposed Proposal #13-194Z

From: Ward Vestal

Sent: Thursday, October 31, 2013 8:02 AM

To: Brian Loughmiller; Don Day; GERALYN KEVER; Ray Ricchi; Roger Harris; Randall Pogue; Travis Ussery; Brandon Opiela; Samantha Gleinser; Michael Quint

Subject: Citizen Opposed Proposal #13-194Z

I have lived in North Brook Estates for over 13 years. My wife and I chose this neighborhood because it was well established, central to the city of McKinney and because of its proximity to the Al Rushhaupt Park.

I was alarmed to hear about the proposed rezoning of the property at the corner of North Brook/Jordan and Rockhill Road. When we purchased our house, we did so fully aware of the zoning of RG18 Multifamily on that property and that commercial land bordered the perimeter of the neighborhood. Changing the subject land to PD Light Industrial as proposed in #13-194Z would be detrimental to our community.

Allowing this change will fundamentally transform our neighborhood. It would invite increased traffic in to our quiet neighborhood where there is a great deal of pedestrian traffic to the nearby Al Rushhaupt Park and recently expanded hiking and biking trail. It will also put wear and tear on our streets, especially Rockhill where traffic already moves at a very quick rate. It will decrease our property values and hinder our ability to sell our house if we ever had that desire. It increases concern that another industrial park will be built on the neighboring land to the east. It will create additional noise, light and air pollution in our tranquil community which is full of families with children.

While I appreciate Bob Tomes Ford's desire to expand to better serve their customers and am a supporter of small business, this is not the place for a 36,000 square foot warehouse. There are options in the city that coincide with the City Planning's office Comprehensive Plan for the future of McKinney. There is even commercial land available 0.2 of a mile north on Virginia Parkway. Putting a warehouse in the interior of a neighborhood sets a bad precedent for all of our city. This is not a question of whether or not a business can build a warehouse, but rather where it should or shouldn't be built.

I urge you to reject this request for the rezoning of the property located in the interior of our neighborhood. Help us protect the citizens of McKinney and our property values.

Sincerely,
Ward Vestal
2334 North Ridge Rd
McKinney TX 75070