

**David Soto**

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**From:** Kay Farr  
**Sent:** Wednesday, August 28, 2019 3:10 PM  
**To:** David Soto  
**Subject:** Proposed carwash Ridge Road at Virginia, McKinney TX 75071

Good afternoon Mr Soto. Our home is located at 5713 S. Woodcreek Circle which is within 200 feet of the proposed site for a carwash. We are adamantly opposed. Below are reasons:

- Diminished value of homes along the west perimeter of The Estates that back up to Ridge Road would be very concerning. Several years ago, a convenience store or restaurant was proposed for that corner.....P&Z said it was only zoned for one-story "lite" office....what happened?
- Unsafe ingress/egress of The Estates. Added traffic will make it difficult to exit The Estates to proceed south on Ridge Road. With the entrance into the NEW doctors office complex (that isn't yet opened), drivers will constantly be dodging one another depending on the desired direction of each driver exiting the business and/or The Estates. (...and did I say anything about the Middle school traffic a block south on Ridge Road or the elementary school north on Ridge). Now, to add a high traffic business, a tragic accident is almost certain. Cars will be cutting thru the doctor office complex and attempting to exit on to Ridge Road. Please reconsider since the approaches are not staggered.
- The noise level of a carwash with boom-boxes, horns honking, vacuum cleaners, loitering.... all after hours and on weekends. How will the noise and traffic be monitored or enforced? The thought of being awoke bright and early on a Saturday or Sunday is not my idea of a sound investment as a current or future homeowner. How can a carwash be a "good, desirable neighbor" with customers that will likely be inconsiderate of the homeowners across the street?
- The trash generated by carwash patrons is also concerning. Often times patrons throw trash **at** the trash receptacles. This area tends to be windy and blowing trash will have no curb appeal.
- The McKinney Firefighters will contend with the traffic at that intersection. Confused patrons attempting to exit during an emergency will only add to a congested intersection. A turning lane was added on Ridge Road, so how will a carwash reduce that traffic flow?

Thank you for considering the above issues that are important to us. Our tax base suggests that this a premier home, but it will NOT continue to be desirable if a carwash is built within feet of our home's backdoor. Many of the neighbors share my same concerns. I feel certain you will hear from them if you have not already. I will be happy to meet with you if you like to discuss further,

Kindest regards,

Rhonda Kay Farr  
Farr Revocable Trust