

Samantha Gleinser

Subject: FW: Ehhoa-storage units

From: Eric Bakke
Sent: Tuesday, November 05, 2013 1:08 AM
To: Samantha Gleinser
Subject: FW: Ehhoa-storage units

Please do not allow this parcel of land to be converted into Storage Units! We would like the City to develop the land as an extension to the Park or remain as is.

Thanks.

Eric & Laura Bakke
4924 Redwood Drive.

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Samantha Gleinser

Subject: FW: Re-zoning of Lake Forest/McKinney Ranch Parkway

Importance: High

-----Original Message-----

From:

Sent: Tuesday, November 05, 2013 8:23 PM

To: Samantha Gleinser

Subject: Re-zoning of Lake Forest/McKinney Ranch Parkway

Importance: High

I live at 4921 MONTE VISTA LANE, MCKINNEY, TX 75070.

I'm against any future land re-zoning to permit the construction of a commercial storage facility.

My family already endures the morning & evening Lake Forest heavy traffic patterns, and do not wish to have that noise level increased on the weekend due to storage facility traffic.

I do not wish to have my current park view obscured by commercial signs and storage facilities.

My final comment addresses the decreased property value issue. Fourteen years ago, if those commercial facilities were present at this location, we would have not purchased our home at 4921 Monte Vista Lane. Potential buyers on our street would likely have the same thoughts.

Please take my opinion into consideration when you make your vote on this important matter.

Thank you,

Charles A. Doughtry

Samantha Gleinser

Subject: FW: Storage Units

From: Linda Graham
Sent: Tuesday, November 05, 2013 5:26 PM
To: Samantha Gleinser
Subject: Storage Units

My husband and I live at 3903 Rose Court, McKinney, TX 75070. We are **opposed** to the re-zoning at Lake Forest/ McKinney Ranch Parkway in order to build storage units. It will decrease property values and increase traffic.

Samantha Gleinser

Subject: FW: Request to Deny Storage Units Proposal on Highlands Drive, McKinney, TX

Importance: High

From: Amber R. Westbrook

Sent: Tuesday, November 05, 2013 2:01 PM

To: Samantha Gleinser

Cc: Robert Westbrook

Subject: Request to Deny Storage Units Proposal on Highlands Drive, McKinney, TX

Importance: High

Good Afternoon Ms. Gleinser,

I would like to voice my opposition to the development of Storage Units on the property near Lake Forest and Highlands Drive. This neighborhood is my home and I take a lot of pride in the natural beauty that remains undeveloped in the area. I have already grown concerned about the rise in crime rates since the new apartment housing development started on Lake Forest Drive near the Race Trac, and I would like to prevent a further spike by avoiding the development of this type of business in my actual backyard! In the last 6+ months we have seen an increase in vandalism, car break-ins, and even home invasions. My husband and I feel that this type of facility, where the population that frequents the business will be mostly transient, poses a large risk for the security of our home. In addition, I greatly enjoy the bike/walk path that allows for outdoor relaxation along the edge of the neighborhood. This natural escape will no longer provide the same experience if I am looking at the back of storage buildings.

Please take this communication as my family's formal protest to this development. If there is anything else we can do to voice our concern, please let us know. Thank you!

Sincerely,

Amber Westbrook & Robert Westbrook
3810 Columbus Drive
McKinney, TX 75070

Samantha Gleinser

Subject: FW: Storage Units at Lake Forest and Highlands

From: Mark Winnubst
Sent: Tuesday, November 05, 2013 1:43 PM
To: Samantha Gleinser
Subject: Storage Units at Lake Forest and Highlands

Ms. Gleinser – I am the homeowner at 4920 Basil Dr., which is within 200 feet of the proposed location of the storage units on the corner of Lake Forest and Highlands. I object to any changes in zoning which would allow for such construction so near to our homes and adjacent to Winniford Park. Not to mention the blight such construction will create in our well-established residential neighborhood, the safety concern for the families and children regularly enjoying Winniford Park is immeasurable. Clearly more suitable locations for storage units can be found than the entrance to our neighborhood and our park.

Thank you,

Mark D. Winnubst

Samantha Gleinser

Subject: FW: Storage Units

From: Jerry Rhodes
Sent: Tuesday, November 05, 2013 8:42 AM
To: Samantha Gleinser
Subject: Storage Units

Samantha,

I will be looking to get a local environmental agency involved. There are all kinds of different animal species that call that area home. I live right at the cul-de-sac facing the pond and I love to watch the different animals, birds and other wild life that gather there. Many different frogs live there. Migratory birds stop by that area as they head north/south. I see owls, hawks and egrets (which I believe are a protected bird). Occasionally coyotes even roam at night around that area. Not to mention hours of enjoyment the area kids have fishing in that pond. It's a safe place for kids to get outside and not get into trouble.

Jerry Rhodes
4929 Basil Dr

Samantha Gleinser

Subject: FW: Deny Storage Unit Proposal: McKinney's Lake Forest @ Highlands Pkwy PLEASE!

Importance: High

From: Carolyn Conrey **Sent:** Saturday, November 02, 2013 4:04 PM

To: Samantha Gleinser

Subject: Deny Storage Unit Proposal: McKinney's Lake Forest @ Highlands Pkwy PLEASE!

Importance: High

Hello Samantha Gleinser,

I am a property owner of a home in Eldorado Heights, McKinney. I understand that there is a proposal to build rental storage units at Lake Forest & Highlands Pkwy. While I understand the need for people to rent storage units for their 'extra stuff', I strongly oppose approval of this proposal at this location. There is other land available in McKinney & nearby areas that will accommodate storage units far better than our Eldorado Heights residential community. Avalon, Franklin Heights, Boardwalk and many other subdivisions welcome suggestions for that land, however, protest the approval to allow rental storage at that location. I understand you are the person to share our protest to & kindly request to deny the proposal. Please feel free to direct/forward/send my communication to anywhere it will be heard and put to effect. Thank you!

Cordially,

Carolyn Conrey

Owner of: 3811 Sage Drive & 3604 Kathryn Way, McKinney

Samantha Gleinser

Subject: FW: Storage Unit - Eldorado Heights

Importance: High

From: Ann Deen

Sent: Saturday, November 02, 2013 4:35 PM

To: Samantha Gleinser

Subject: Storage Unit - Eldorado Heights

Importance: High

Ms. Gleinser,

I am a resident of Eldorado Heights and I would like to strongly urge the City of McKinney to reject the permit to build storage units (Lake Forest next to Highland Dr.).

The presences of storage units that close to the Eldorado Heights residential community will no doubt decrease the value of my home and surrounding areas.

Please do not allow the storage unit to build in my residential community.

C. Ann Deen

Samantha Gleinser

Subject: FW: Storage Units at Lake Forest and Highlands

From: RUSSEL HERBST
Sent: Saturday, November 02, 2013 5:48 PM
To: Samantha Gleinser
Subject: Storage Units at Lake Forest and Highlands

Good Evening,

I just wanted to voice our concern with the possible rezoning of this property to allow self-storage units. My wife and I are strongly opposed to this possible zoning and feel it would definitely detract from the neighborhood feel of the entire area.

We have lived in Eldorado Heights for 17 years and continue to be pleased. This type of construction has no place so close to the park and surrounding homes.

Sincerely,
Russell Herbst

Samantha Gleinser

Subject: FW: Refining for storage units on lake forest

-----Original Message-----

From: Michelle Hook

Sent: Saturday, November 02, 2013 7:40 PM

To: Samantha Gleinser

Subject: Refining for storage units on lake forest

To whom it may concern:

Please do not rezone the area on Lake Forest for storage units! It will destroy the beauty of the area by the park and the green belt. We have worked so hard to make this place an area for families to enjoy the outdoors together.

There are other plots of land that could be used for storage zones that would not destroy the beauty of a neighborhood.

A good spot could be the land across the street from market street on Eldorado.

Or is that too close to the storage unit on Alma?

Or behind a business on Eldorado.

Please encourage to not rezone this beautiful area!

Thank you for your consideration!

Michelle Hook

Sent from my iPhone

Samantha Gleinser

Subject: FW: Storage units on Lake Forest/ Highlands Dr.

-----Original Message-----

From: Kelli Vassar

Sent: Saturday, November 02, 2013 8:08 PM

To: Samantha Gleinser

Subject: Storage units on Lake Forest/ Highlands Dr.

City of McKinney,

Storage units on Lake Forest and Highlands is a horrible move for the community. The families that use the park, walking/biking trails, land for sports- you are taking what we see as our community park away. Fishing, dogs playing, etc- please do not make this a public storage location where any type of person can be at this location day or night. The safety of our community will decrease tremendously! This will limit our kids in the park, much less a huge ugly eye sore! If the land is to be sold and developed, please bring in something families can benefit from- that has a much more controlled clientele. Our subdivision has been here many years, please don't take our safe, outdoor haven away.

Kelli Vassar

Eldorado Heights 1 homeowner

Sent from my iPhone

Samantha Gleinser

Subject: FW: Proposed storage units at Lake Forest and Highland.

-----Original Message-----

From: Don & Pamela Coats

Sent: Saturday, November 02, 2013 9:34 PM

To: Samantha Gleinser

Subject: Proposed storage units at Lake Forest and Highland.

I was recently advised of a proposal to build storage units at Lake forest and Higland. I am adamantly opposed to this proposal. This location serves as one of the gateways to western McKinney and to have a visitors first view be that of storage units degrades the initial impression of our community.

Regards,
Don Coats
4609 Spanishmoss Dr.
McKinney, TX 75070

Sent from my iPad

Samantha Gleinser

Subject: FW: Proposed storage units on lake forest @ highlands dr.

-----Original Message-----

From:

Sent: Sunday, November 03, 2013 12:18 AM

To: Samantha Gleinser

Subject: Proposed storage units on lake forest @ highlands dr.

Ms. Gleinser,

My wife and I live in Eldorado Heights, a subdivision bordering Lake Forest Dr. We were recently made aware of a proposed plan to build storage units along Lake Forest Dr. near Highlands Dr. This would have a very large negative impact on our neighborhood as we'll as those who live nearby. Storage units belong on access roads, not in the middle of neighborhood housing areas. Please reconsider!

Sincerely,
Gian Falco

Samantha Gleinser

Subject: FW: Would You Want This?

From: Carla Bullington
Sent: Sunday, November 03, 2013 5:15 AM
To: Samantha Gleinser
Subject: Would You Want This?

Ms. Gleinser: Would you want storage units at the entrance to your neighborhood? Would you want people about whom you have no knowledge going in and out in close proximity to **your** home? Would you want discarded items of personal property abandoned outside units like these in full view of all who pass? Would you want your property value to plummet because of a poor decision by your city?

I have spent 16 years in Eldorado Heights paying taxes to the City of McKinney. I paid cash for my house and am now retired; although I have no immediate plans to sell my home and move, I want to be able to do that should it become necessary in the future. Getting what my house is worth when I have to sell will be imminently diminished by an eyesore like storage units at the entrance to my neighborhood. Soon McKinney will look like parts of Houston where there is no zoning.

Is that what you want for McKinney and would you have them so near your own home?

Please don't allow them near mine!

Carla Everett-Bullington
4825 Monte Vista Ln.
McKinney

Samantha Gleinser

Subject: FW: Written protest

From: Rebecca Dietz **Sent:** Sunday, November 03, 2013 7:35 AM

To: Samantha Gleinser

Subject: Written protest

As a homeowner in the El Dorado heights neighborhood, I am **opposed** to the construction of storage units near or in our area. This will detract from the visual appeal and decrease my property values. There is plenty of other land available in the area along 121 that would be suitable for this type of development. Mckinney is one of the few suburbs where zoning is consistent and residential areas are more desirable because there isn't an influx of this type of business property within the residential area so people continue to be attracted to the area, increasing the tax base and creating a win win situation for everyone. Please don't let this happen to my community.

Sincerely,

Rebecca Dietz
3803 Rose Ct.
Mckinney TX 75070

Samantha Gleinser

Subject: FW: Storage units on Lake Forest

From: Carolyn Biggio
Sent: Sunday, November 03, 2013 9:56 AM
To: Samantha Gleinser
Subject: Storage units on Lake Forest

It has come to my attention that there are plans to place storage units on Lake Forest beside and behind the Eldorado Heights Phase I subdivision.

While I can see that storage units are a necessity in our community, I feel that there are already a number of these in the area. The objection I have for our subdivision is that their industrial look and feel will impact both Eldorado Heights Phase I and Phase II in a negative manner by lowering the property values for these homeowners. If you look at the entrance to Phase I on Highlands, it has the park on one side and a water feature which spans both sides of the roadway. We, as the HOA maintain that entrance to make the area attractive to McKinney. Placing metal storage units there would erase that feature and none of these homes were purchased with that at their entrance. I feel very sad for those 25 homes in our area that will exchange a parklike view for a storage unit. Please reconsider your approval for this feature with regard to our community of homeowners.

Thank you.
Carolyn Biggio
3006 Palmtree Drive
McKinney, Texas 75070

Samantha Gleinser

Subject: FW: Eldorado/Lake Forest Zoning!

-----Original Message-----

From: Todd Dauper

Sent: Sunday, November 03, 2013 7:09 PM

To: Samantha Gleinser

Subject: Eldorado/Lake Forest Zoning!

Samantha,

I live in Eldorado Heights and am very upset of possible storage units being built so close to our neighborhood. Would you want this built in or by yours? My wife and I are against this project so please share our position!

Thank you,

Todd Dauper

Sent from my iPhone

Samantha Gleinser

Subject: FW: Proposed Zoning Change at Lake Forest & Highland

From: Susan Ellingburg
Sent: Sunday, November 03, 2013 8:18 PM
To: Samantha Gleinser
Subject: Proposed Zoning Change at Lake Forest & Highland

Dear Ms. Gleinser,

I'm a homeowner in the neighborhood of Eldorado Heights (Phase 1). I want to register my opposition to the proposed zoning change that would allow a storage unit facility to be built at Lake Forest and Highland.

That area is in the middle of a beautiful neighborhood and in view of our walking path and water feature. The addition of a storage facility will not only be an eyesore, it will ensure that no other quality businesses will ever be interested in coming to that area. Our much-loved and well-kept homes will degenerate into the background of an industrial park rather than an appealing neighborhood suitable for families who care about their surroundings. The addition of a storage facility, however attractive the plans may appear, cannot fail to have an adverse effect on property values. While I would welcome appropriate businesses to the area, a storage facility will only detract, rather than enhance, our part of town.

Thank you,

Susan Ellingburg
4901 Basil Drive,
McKinney, TX 75070

Samantha Gleinser

Subject: FW: Storage Unit - Highlands Drive

From: Ramona von Niederhausern
Sent: Monday, November 04, 2013 8:47 AM
To: Samantha Gleinser
Subject: Storage Unit - Highlands Drive

Ms. Gleinser,

I live at 4307 Durango Lane. I believe building and having a storage unit company close to highlands drive is NOT in the best interest of my children who walk to and from school, calvers, restaurants and other near by shops in the area.

Thank you for taking the time to read my concerns,
Ramona von Niederhausern

Samantha Gleinser

Subject: FW: Case #13-223-z

From: Beth Sarver
Sent: Monday, November 04, 2013 8:49 AM
To: Samantha Gleinser
Subject: Case #13-223-z

Hello,
I am a resident of the Eldorado Heights neighborhood Phase 1, here in McKinney. I have discovered that there is a rezoning hearing for land along McKinney Ranch and Lake Forest to be used as storage units (case #13-223-z). PLEASE DO NOT LET THIS HAPPEN! This will add to the crime problem that is already occurring in our neighborhood, will effect home values, esthetics of the neighborhood, as well as create an eye-soar for the beautiful walking trails and park line that is already there.

Please take this letter into consideration when determining whether or not rezoning for that area is appropriate.

I thank you in advance,
Beth Owens
3812 Columbus Dr.
McKinney TX 75070

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Samantha Gleinser

Subject: FW: Re-zoning Lake Forest Drive

From: Rick Alexander
Sent: Monday, November 04, 2013 9:07 AM
To: Samantha Gleinser
Cc: a_Rnsbmalex
Subject: Re-zoning Lake Forest Drive

Dear Samantha Gleinser,
I am writing to let you know that I oppose the rezoning on Lake Forest Drive to build storage units. Having been the victim of storage facility theft, I believe a storage facility in my neighborhood will attract thieves. I do not think that it is a good idea to build storage units in this proposed area.

This property has been zoned for residential usage and should stay that way.

Sincerely,
Ernest R. Alexander
4900 Monte Vista Lane
McKinney, TX 75070

Samantha Gleinser

Subject: FW: Protest of proposed storage units at Lake Forest and McKinney Ranch Parkway

-----Original Message-----

From: Jenny

Sent: Monday, November 04, 2013 9:17 AM

To: Samantha Gleinser

Subject: Protest of proposed storage units at Lake Forest and McKinney Ranch Parkway

Dear Ms. Gleinser,

We are writing to let you know our strong feelings of protest concerning the proposed plan to build storage units on the property at the corner of Lake Forest and McKinney Ranch Parkway. We live in one of the many neighborhoods that surround this property. In fact, our cul-de-sac lines that property just on the other side of the flood plain that borders the property. We plead with you to consider the long term ramifications of moving forward with this plan. As already stated, this property is surrounded by several neighborhoods. It is NOT a good location for an industrial type property. This is the reason why zoning committee's exist. We understand that in the short term, this business will bring the city money. However, it will in the long term lower the property value's of the surrounding neighborhoods and thus reduce property tax revenue. We have seen a disturbing tendency in other cities to relax their zoning requirements surrounding neighborhoods as those neighborhoods get older. We feel this is a mistake. We believe it is wise for a city to make every effort to keep ALL of their neighborhoods nice, to keep property values up, and to therefore make those neighborhoods attractive to families. There will always be a need for nice, safe, attractive neighborhoods for families with a range of incomes. Industrial properties, such as storage units, should not ever be placed in the midst of neighborhoods. There are plenty of areas in close proximity to the proposed property that would be better suited to this type of business where they would be surrounded by other businesses, not homes. The proposed property is right along the path that many children walk each day on their way to and from McGowen Elementary. Storage Units are largely unsupervised and not safe. It is also right next to the trail that connects at least 5 subdivisions leading to and from Winniford Park. We have lived in this neighborhood for 16 years. Unfortunately, the builder who sold us our home was not honest and told us this proposed property was going to be a park just like the park at the other end of our subdivision on the other side of highlands (Winniford Park). We have worried since the day we found out that the builder was dishonest what would eventually be built on that property. We never dreamt it would be storage units. Please, please reconsider this plan and find a more suitable location for the storage units.

Sincerely,

Brian and Jennifer Johansen

Samantha Gleinser

Subject: FW: Re-zoning of Lake Forest/McKinney Ranch Parkway in order to build storage units.

From: Don Whitten

Sent: Monday, November 04, 2013 9:26 AM

To: Samantha Gleinser

Subject: Re-zoning of Lake Forest/McKinney Ranch Parkway in order to build storage units.

Dear Ms. Gleinser,

My wife Charlotte and I strongly oppose the re-zoning of this land for storage units.

We live near the end of the Monte Vista Lane cul-de-sac and it is such a wonderful site to step out our front door and see all the open green space. It would be so sad to see this view stopped by a fence and storage units. Surely something more suitable could be built in the future that wouldn't be such an eye sore.

Thank you for your consideration,

Don and Charlotte Whitten

4916 Monte Vista Lane

McKinney, TX 75070-7493

Samantha Gleinser

Subject: FW: Opposed to Proposed Storage Units

From: Alicia Brown
Sent: Monday, November 04, 2013 10:23 AM
To: Samantha Gleinser
Subject: Opposed to Proposed Storage Units

Samantha,

I am writing to you today to let you know that my family and I strongly oppose the proposed plan to build storage units next to the 7-11 on Lake Forest. We feel that it will detract from the beauty of our neighborhood, decrease our property values, and pose increased safety hazards for our children.

We would greatly appreciate it if you consider our opposition as these plans move forward.

Thank you for your time.

Sincerely,

Alicia Brown

Samantha Gleinser

Subject: FW: Rezoning for Storage Units

From: Robert Beaubouef
Sent: Monday, November 04, 2013 10:52 AM
To: Samantha Gleinser
Subject: Rezoning for Storage Units

Ms Gleinser,

I am writing to let you know that we are against the rezoning of property at Lake Forest, next to Highlands Dr. for Storage Units. This will put unwanted traffic of strangers into our neighborhood. Our break ins are already on the rise and we believe this will add to those. Storage Units are unsightly and in my mind unnecessary in such a close proximity to families. There is plenty of room for these facilities up and down the Hwy 121 corridor. Put them in the high traffic areas and not in our backyards.

Would you like them in yours?

Thanks

Grumpy

Samantha Gleinser

Subject: FW: Proposed Storage Site @ Lake Forest / Highland

From: Rick
Sent: Monday, November 04, 2013 11:19 AM
To: Samantha Gleinser
Cc: 'Yolanda White'
Subject: Proposed Storage Site @ Lake Forest / Highland

To whom it may concern,

After reading the email informing Eldorado Heights homeowners of the proposed Storage facility across the road from our pond/playground area, we were shocked!

This cannot be allowed to happen. We moved here because of the bedroom community atmosphere. There is a certain comfort knowing that the vast majority of people coming and going belong to the neighborhood.

Not only are we now worried about safety, we have also visualized the unsightly units destroying the beauty of that entire stretch of land bordering our homes.

It's bad enough having the new apartments constructed next to the QT one block up the road. There should be more thought regarding the living conditions of the existing homeowners prior to things being built and then the thinking caps coming on.

We say an emphatic '**NO**' to this project.

Rick and Yolanda Lane
4207 Honeysuckle Dr

Samantha Gleinser

Subject: FW: Proposed plan to build Storage Units on property by Lake Forest next to Highlands drive

-----Original Message-----

From: Jenny Law

Sent: Monday, November 04, 2013 12:03 PM

To: Samantha Gleinser

Subject: Proposed plan to build Storage Units on property by Lake Forest next to Highlands drive

I am opposed to the proposed plan to build Storage Units on the property by Lake Forest next to Highlands Drive. I live in Eldorado Heights II and I think this would certainly detract from the beauty of our older neighborhood, decrease property values dramatically, and raise safety concerns.

A storage unit should not be put in the middle of a neighborhood. It should be on a highway or industrial area. The piece of flood plain area should be a park, soccer practice fields or some sort of green space. We need to preserve green spaces and keep our home values up in our older neighborhoods.

As we look at the long term plan for our city we will have more tax revenue from homes with higher property values than a storage unit. In the long run the storage unit will lower all the home property values around it and bring in less taxes for our city.

I hope that you will consider not moving this proposal forward.

Jenny Law

Samantha Gleinser

Subject: FW: Proposed plan to build storage units

From: Kathy Darrow
Sent: Monday, November 04, 2013 1:55 PM
To: Samantha Gleinser
Subject: Proposed plan to build storage units

Dear Samantha Gleinser,

As a homeowner in Eldorado Heights Phase 1 and also as an active real estate agent with Ebby Halliday Realtors in McKinney, I am writing to express my concerns for the proposed plan to build storage units at the corner of Lake Forest and Highlands Drive.

I am strongly opposed to the plan for a number of reasons. The building would detract from the beauty of the neighborhood. No matter what kinds of materials are used to help "blend into the neighborhood", it would still have a commercial look and definitely detract from the serene nature of the homes and the park. Through my real estate experiences over the past 25 years I feel sure that property values would decrease and homes would take a longer time to sell. With home values finally on the rise again, it would be unfortunate for home owners to again find themselves battling decreasing values. Lastly, I believe there would also be safety issues with the storage facility so close to the park. I see families enjoying that park more frequently than any other park in the area. Families who live close by would most likely feel the need to more closely supervise even their older children as they ride their bikes on the hiking trail, fish at the pond and play on the playground. With Highlands Drive already being a "cut through" street from Lake Forest to Eldorado, safety issues as a result of the added traffic would be an issue of concern as well.

On the flip side, as a homeowner and real estate agent in McKinney, I am very much in favor of bringing in businesses who add dollars to our tax base. However, it is important that new businesses be able to thrive. At the present time there are several storage facilities in very close proximity to this proposed location. If the business was to fail, I think we all can imagine the devastating affect this would have on the surrounding neighborhoods. I say no to this proposed location.

Please forward my comments to the appropriate parties.

Thank you,
Kathy Darrow

Samantha Gleinser

Subject: FW: Storage Units

-----Original Message-----

From: Jerry Rhodes
Sent: Monday, November 04, 2013 2:49 PM
To: Samantha Gleinser
Subject: Storage Units

Samantha,

I am writing to protest the building of storage units at the Lake Forest/Highland intersection. THIS IS HIGHLY UNACCEPTABLE! I live at 4929 Basil Dr, McKinney, TX 75070. I have lived there for ten years. I am at the end of the cul de sac facing the proposed building site. This is in direct sight from my yard. I love the openness and view that I have. It was the main reason I bought this home. I was told at the time of purchase that the proposed area was a protected green belt. I would have NEVER bought this home had I known an eye sore such as a storage unit were to be built there. As a matter of fact it came down to purchase of a new home in Allen or this home in McKinney. The scenic cul de sac was the final deciding factor. If this storage unit is built I WILL be putting my home up for sale and leave McKinney. Period! That's if I can even sell the house with such a God-awful view of some trashy looking storage unit. This proposed building WILL bring down the value of all homes in this area. I can promise you that! I have rented storage units many times and can speak with experience about the crime, unsavory characters and complete ugliness associated with storage units. Once again this is UNACCEPTABLE! I WILL BE THERE TO PROTEST THIS TO THE END!

Concerned home owner,

Jerry W Rhodes

Sent from my iPhone

Samantha Gleinser

Subject: FW: Storage Units wanting to be built Highlands Dr & Lake Forrest

From: Wilma Huber

Sent: Monday, November 04, 2013 5:35 PM

To: Samantha Gleinser

Subject: Storage Units wanting to be built Highlands Dr & Lake Forrest

I strongly oppose the building of storage units at the subject area. Storage Units are built in industrial districts, or at the edge of town. This area is neither. It is an area of private homes where I'm sure many teenagers resides. Why create an easy place of inappropriate activity for them. Read the paper: how many storage units have been broken into this past year. I do not want a potential edifice built in my residential area.

I have been a resident of McKinney at 4905 Highlands Dr. for fifteen years which resulted in my paying high property taxes for that priviledge. I DO NOT WANT STORAGE UNITS BUILT IN MY FRONT YARD.

Wilma Huber

Samantha Gleinser

Subject: FW: Proposed plan for Lake Forest/Highlands Entrance

From: Amy PHILLIPS
Sent: Monday, November 04, 2013 5:44 PM
To: Samantha Gleinser
Subject: Proposed plan for Lake Forest/Highlands Entrance

Ms. Gleinser,

I am sending this e-mail as a formal written protest against the proposed plan for Storage Units on the Lake Forest/ Highlands entrance. We are **extremely** upset about this proposed plan. Storage units at that location would not only bring down property values and be a COMPLETE eye-sore, it would also raise crime and safety concerns.

We have lived here for almost 13 years and have school aged children. We have noticed a slight increase in vandalism over the last year or so and that would make it so much worse. I don't understand why out of all the vacant property closer to Hwy 121 that they would want to put storage units in the middle of a nice neighborhood. PLEASE reconsider!!

Sincerely,

Amy Phillips

Samantha Gleinser

Subject: FW: Proposed re-zoning Case #13-223Z

From: Stu Slippen
Sent: Monday, November 04, 2013 6:17 PM
To: Samantha Gleinser
Subject: Proposed re-zoning Case #13-223Z

Samantha,

My first thought is "there goes Unique by Nature" down the tubes!

My next thought is how can we "enrich" our lives when this is thrust at us.

Then I thought of how the city always talks about "beautification" and the more I think of what this will do to the beautiful area the more angry I get.

The area is a "haven" for wild animals and birds of all kinds. It is so beautiful to look out our windows and see the "green space".

So must we "forget" Unique by Nature? How does "nature" fit into this building scheme? Will the brick and concrete exude natural beauty? I doubt that!

And so too are we to forget about community "enrichment"? What will these structures bring to us other than detritus? And last but not least are we to believe that these structures will be a reasonable substitute for the "beauty" of our neighborhood? I doubt this as well. I think the city needs to support the homeowners of our community and find something more agreeable for this acreage.

We will be there Tuesday to fight this proposal.

Regards,

Stuart L. Slippen

Samantha Gleinser

Subject: FW: Re-zoning of Lake Forest / Highlands Entrance for Storage Units

From: sammy burley **Sent:** Monday, November 04, 2013 6:24 PM
To: Samantha Gleinser
Subject: Re: Re-zoning of Lake Forest / Highlands Entrance for Storage Units

The area you're referring to is a very scenic part of Lake Forest/Highland and I am opposed to rezoning any part of it. Much work and taxes have gone into the beautification of that parcel, and to allow it to be used for industrial purposes shows poor planning and a lack of appreciation for the residential property owners in that area. Surely there must be another suitable area(s) nearby that can more appropriately be zoned for a storage facility.

Sammy L. Burley
3211 Juniper Dr., McKinney, TX 75070

"Friends are like stars. Even if you don't see them, you always know they're there.."

From: Eldorado Heights Phase 1
To:
Sent: Saturday, November 2, 2013 3:51 PM
Subject: Re-zoning of Lake Forest / Highlands Entrance for Storage Units
Dear Homeowners,

There is a proposed plan to build **Storage Units** on the property by **Lake Forest next to Highlands Drive**. If this plan goes forward it will certainly detract from the beauty of our neighborhood, decrease property values, and raise safety concerns.

A meeting has been scheduled at City Hall on **November 12th at 6pm** where you can voice your concerns. You must arrive early to sign-up to speak.

We strongly urge all homeowners especially those within the 200ft radius to send a written protest by email to Samantha Gleinser at sgleinser@mckinneytexas.org as this is the best way of preventing the proposal from moving forward.

We look forward to your cooperation and immediate action to continue keeping our neighborhood beautiful.

Sincerely,

Board of Directors
Eldorado Heights Homeowners Association - Phase 1

As a subscriber of General Correspondence at Eldorado Heights Phase 1, we'll periodically send you an email to help keep you informed. If you wish to discontinue receiving these types of emails, you may opt out by clicking [Safe Unsubscribe](#).

To view our privacy policy, click [Privacy Policy](#).

This message has been sent as a service of [AssociationVoice](#), provider of smart Websites for Associations and Management, 400 S. Colorado Blvd. Ste

Samantha Gleinser

Subject: FW: Case (#13-223-z): Lake Forest / McKinney ranch Re-zoning Hearing

From: Sherman Cabral

Sent: Monday, November 04, 2013 8:11 PM

To: Samantha Gleinser

Subject: Case (#13-223-z): Lake Forest / McKinney ranch Re-zoning Hearing

Samantha,

For the November 12th hearing at City Hall at 6pm, can you send me the address, room number and parking information please.

I am with the EHHOA Phase 1 Homeowners association.

Thanks,

Sherman

Samantha Gleinser

Subject: FW: Re-zoning of Lake Forest / Highlands Entrance for Storage Units

From: Rick Mohler

Sent: Monday, November 04, 2013 9:35 PM

To: Samantha Gleinser

Subject: Re-zoning of Lake Forest / Highlands Entrance for Storage Units

I have always viewed McKinney as a green community and not a puppet for big business. There is so much land around this area available without putting this in our back yard which could drive house prices down as well as increase traffic on Lake Forest. I am not opposed to growth as long as there is consideration for the citizens of McKinney. I do OPPOSE this rezoning and prefer these storage units were built say on the southeast corner of Lake Forest and McKinney Ranch.

Sincerely,
Rick Mohler

Samantha Gleinser

Subject: FW: Objection to Storage Units on Lake Forest

From: Unsted Family
Sent: Thursday, November 07, 2013 6:49 PM
To: Samantha Gleinser
Subject: Objection to Storage Units on Lake Forest

Ms. Gleinser,

I am writing to share my strong objection to the plans to allow storage units to be built on Lake Forest just north of McKinney Ranch. I live in the cul-de-sac on Evergreen Court just west of the 7-Eleven and often walk the path along the creek to the park. I love the green space that is between the EH1 and EH2 sub-divisions. While I tolerate the 7-eleven building being on the corner, I feel that the building of storage units will strongly decrease the look and feel of this part of McKinney. There are plenty of other areas in McKinney that are not right in the middle of sub-divisions and right next to a green area that is very valuable to the community.

Please do not approve the building of storage units in this area.

Regards,

Mathew Unsted

Samantha Gleinser

Subject: FW: Storage Facility off Highland and Lakeforrest.

From: Richard Greene
Sent: Thursday, November 07, 2013 3:55 PM
To: Samantha Gleinser
Subject: Storage Facility off Highland and Lakeforrest.

I would like to express my concern about the building of a storage facility in our neighborhood. I reside in the neighborhood and such a facility will devalue the property values of homes in our area. I reside at 3904 Columbus. Every neighbor I have told about this potential development has voiced an opposition to it.

Sincerely,

Richard Greene

Samantha Gleinser

Subject: FW: Stroage units re-zoning

From: Janet Barkis
Sent: Wednesday, November 06, 2013 4:22 PM
To: Samantha Gleinser
Subject: Stroage units re-zoning

Samantha Gleinser,

My name is Janet Barkis. I reside at 4921 Spanishmoss Dr. I am writing because I am concerned about the re-zoning request made of Lake Forest/McKinney Ranch Parkway in order to build storage units.

My family and neighbors are concerned about how this structure will decrease property values. It will be the first thing we see when we walk out of our houses. Many of our neighbors moved when Wal-Mart was built, and I am sure if this structure is allowed to be built, many more will move. I know I will consider moving, and I have lived here for 14 years and had planned to stay many more years.

I am worried about the kids walking and riding their bikes to school. I would think this would no longer be safe with the increased traffic and the transients.

Do we really want Eldorado Heights to become low residential housing because of all the commercial buildings that are surrounding our neighborhood? I will be very disappointed to lose the beautiful green space that is there now, and the wildlife with our little Beaver's that live in the pond and the pretty Grey Heron's that make the drainage ditch their home.

I am sure litter will be a huge problem. Storage units are for storing thing people do not use often, and when they are ready to discard things, it will turn into a dump.

Development is a good thing, however not a storage unit in this location. My husband and I are both against the building of the storage units.

Sincerely,
Chris and Janet Barkis

Samantha Gleinser

Subject: FW: Please do not further lower the value of living in the neighborhood

From: Shawn Billingly

Sent: Wednesday, November 06, 2013 3:40 PM

To: Samantha Gleinser

Subject: Please do not further lower the value of living in the neighborhood

Hello – I am writing to ask that the storage units not be constructed.... this was a single family home community that is rapidly being turned into an ugly multi-family support neighborhood I could find in Garland... I am the last original home owner on my street (15 years here) and the storage units will be it for me.

I am writing to ask that you do not drop this last straw.

Shawn Billingly

Samantha Gleinser

Subject: FW: Proposed storage facility

From: Beth Knox
Sent: Thursday, November 07, 2013 7:45 PM
To: Samantha Gleinser
Subject: Proposed storage facility

Ms. Gleinser,

I live on Boxwood Lane approximately one block from the storage facility proposed for the property at Lake Forest and Highlands. I STRONGLY oppose this project!! First, that property is directly across Highlands from Winniford Park. The city has invested funds into the city parks in order to provide pleasant outdoor areas for the citizens of McKinney. That park is used and appreciated by many families in this neighborhood. Allowing such an unattractive building as a storage facility would greatly detract from the desirability of the park and the water area that flows on the east side of that property. The back of that facility would be directly visible to homes on all those streets that dead end at that waterway and would no doubt result in reduced property values. Reduced property values hurt all the homeowners in our neighborhood when it comes time to sell homes! I understand that property on a major thoroughfare would be zoned for commercial use, but an office complex, a church, a daycare etc would be a much better fit for this VERY residential area adjacent to a public park. I hope you will take these concerns under consideration.

Thank you,

Beth Knox

Samantha Gleinser

Subject: FW: Proposed plan to build storage units on property by Lake Forest next to Highlands drive

From: Jessica montano

Sent: Saturday, November 09, 2013 10:30 PM

To: Samantha Gleinser

Subject: Proposed plan to build storage units on property by Lake Forest next to Highlands drive

To whom it may concern,

We are opposed to the proposed plan to build Storage Units on the property by Lake Forest next to Highlands Drive. We live in Avalon and I think this would certainly detract from the beauty of our neighborhood, decrease property values dramatically, and raise safety concerns.

A storage unit should not be put in the middle of a neighborhood. It should be on a highway or industrial area. The piece of flood plain area should be a park, soccer practice fields or some sort of green space. We need to preserve green spaces and keep our home values up in our neighborhoods.

As we look at the long term plan for our city we will have more tax revenue from homes with higher property values than a storage unit. In the long run the storage unit will lower all the home property values around it and bring in less taxes for our city.

I hope that you will consider not moving this proposal forward.

Emilio and Jessica Montano

Samantha Gleinser

Subject: FW: Proposed Rezoning - Lake Forest & McKinney Ranch Pkwy. (NE Quadrant)

Importance: High

From: Beverly Ettle
Sent: Friday, November 08, 2013 10:43 PM
To: Samantha Gleinser
Cc: Kathy Wright; Contact-Planning
Subject: Proposed Rezoning - Lake Forest & McKinney Ranch Pkwy. (NE Quadrant)
Importance: High

Ms. Gleinser -

Please consider the following while making your Planning/Zoning decision!

**RE: Negative Impact of Proposed Rezoning on Homeowners/Taxpayers in Eldorado Heights - NE Quadrant Lake Forest & McKinney Ranch Pkwy.
#13-224SP + #13-223Z**

Rezoning Proposal filed on 10/14/2013 by Bryce Messer Properties for commercial multi-level mini warehousing.

I have been a voting homeowner in McKinney and have paid annual property taxes for my home in Eldorado Heights since 2005.

I have also paid annual dues since 2005 to an HOA - which one hopes will help to protect property values and quality of living within our neighborhood.

Bryce Messer Properties is trying to push through REZONING for a small pocket of land at the Lake Forest **entrance to our residential community/neighborhood of single family dwellings** to allow for a multi-level storage facility (mini warehouse) to be built immediately.

According to a representative of Bryce Messer Properties, additional businesses will eventually be built on this same small piece of land as well.

A multi-level storage facility/mini warehouse will neither enhance nor maintain the quality/integrity of our neighborhood - much less protect homeowners' property values.

Indeed - it will do quite the **opposite**.

Whatever is built on that parcel of land will not even be built in our "**back yard**" - it will be built right next to one of the two main entrances to our small neighborhood/subdivision!

So it will be built right in our "**front yard**."

Can you imagine having such a commercial development right next to your personal residential property - your home?

Many storage facilities exist in closer proximity to multi-family structures and/or other commercial businesses - often closely located to major highways/roadways due to the comings and goings of moving vans/trucks, etc. - **not right in front of and up against a residential neighborhood of single family dwellings!**

Aside from such a structure greeting a homeowner or neighborhood visitor at our Eldorado Heights entrance every day - it's certainly not the view most homeowners would like to see from their private home's windows, doors, back yards, front yards, sidewalks, etc!

This doesn't even take into account the additional traffic, litter, crime, etc. that sadly can accompany commercially zoned areas.

Numerous homeowners/taxpayers **and** their property values will absolutely be **negatively impacted** by the offensive proximity and visibility of such commercial/business structures and their accompanying side effects.

Of course this is merely the opinion and plea of a McKinney homeowner, taxpayer, and voter.

Regards -

BJ Ettle

4707 Monte Vista Lane

Eldorado Heights I

McKinney, TX 7070

Samantha Gleinser

Subject: FW: Rezoning property at the Lake Forest/Highlands Entrance

From: Nancy Kile
Sent: Monday, November 11, 2013 9:05 AM
To: Samantha Gleinser
Subject: Rezoning property at the Lake Forest/Highlands Entrance

Ms. Gleinser,

My family and I reside in the cul de sac on Basil Drive. We moved here in 1998, with the developer showing this property as a future extension to the park. It has a very nice, SAFE walking area, with the pond where my nine year old was taught to fish, and other children and adults enjoy time as family doing the same. This area has been maintained and enjoyed by people in this neighborhood and surrounding areas for the beauty of untouched nature. We have sat and watched the many wild life species that are within this area. The area is a place for friends and families to gather and watch the fireworks every year. The park where events from Easter Egg Hunts, Neighborhood Watch Nights, and soccer games have been held just across the street.

This is NOT an area that should be rezoned. This is a neighborhood, and the people that live here have many things to be concerned about if rezoned, the decline in property value, the safety issues of strangers in the area, where children ride to school and play. Not to mention the adults who walk daily for recreation and health. Increased crime, and the view of STORAGE UNITS at our neighborhood entrance! Serious thought needs to go in to this issue. My family strongly oppose this issue.

Sincerely,

Roy and Nancy Kile
4908 Basil Drive

Samantha Gleinser

Subject: FW: Rezoning Lake Forest/McKinney Ranch

From: Jalyynn Mitchell
Sent: Sunday, November 10, 2013 6:53 PM
To: Samantha Gleinser
Subject: Rezoning Lake Forest/McKinney Ranch

Ms. Gleinser-

I do not support the rezoning of Lake Forest/McKinney Ranch for storage units. There are many reasons this is not something the Eldorado Heights homeowners would like to happen.

- Our property values will decrease. I know that if those would have been there or being built when we moved 1.5 years ago, we would have moved elsewhere. As we were looking to get closer to Richardson, it would have probably been out of McKinney.
- My children go to the greenbelt and play and run. They also like to walk to the park. I would not allow them to go without me due to the transient nature of the customers that would be accessing the storage units.
- It would not be aesthetically pleasing to look at driving home or to school or doing errands.
- The people using these units have no long term investment in our neighborhood or property values.
- This sets a precedent for apartments coming in. And again there is would be a loss of property values.
- There would be increased traffic in the area, and not only during the day. Many of these types of places allow for entrance 24 hours a day.
- Kids walk by there to go to the park or to 7-11 and with the business catering to transients and having little control over what is stored in the units, that could be a great concern.

I feel this is not a good thing for McKinney. We have several of these types of places and certainly do not need one in the middle of a friendly family neighborhood area.

Thank you,
Jalyynn Mitchell
4833 Monte Vista Lane
McKinney 75070

Samantha Gleinser

Subject: FW: Storage Facility

From: Mark Herman
Sent: Sunday, November 10, 2013 11:00 AM
To: Samantha Gleinser
Subject: Storage Facility

Dear Samantha,

As a resident of Eldorado Heights, we are against the building of a storage facility on Lake Forest and Highlands. This is a residential community and to have cars and trucks entering and leaving a storage facility at any hour is unacceptable. I have used one for many years for my business in a non-residential area and entered as early as 6AM and as late as 10PM. My diesel pick-up truck would not have been acceptable in a residential area. Many small contractors use these storage facilities for their supplies on a daily basis before work and after.

Mark Herman
Mark L Herman & Co.
4612 Basil Drive
McKinney, TX 75070

Samantha Gleinser

Subject: FW: proposed re-zoning on Lake Fores

From: Pete & Gabriela Shambo
Sent: Tuesday, November 12, 2013 3:56 PM
To: Samantha Gleinser
Subject: proposed re-zoning on Lake Fores

To Whom it May Concern:
2013

5 November

I was shocked when I found out about the proposed re-zoning of the property along Lake Forest Drive between McKinney Ranch Parkway and Highlands Drive.

I was surprised that the city who professes to prize green space and beauty would allow storage building to be built not only in a residential area, but also along a major entry route to the city.
Are mini warehouses really what the city wants first time visitors, and prospective home owners to see as they enter the city. They won't make a very good first impression and certainly does not uphold the cities motto 'Unique by Nature'.

The property in question abuts Winniford Park and the greenbelt of El Dorado Heights. The residents of El Dorado Heights would prefer the area stays green.
More practically, mini warehouses "read industrial and transient" would not only lower our property resale values, but also hamper our ability TO re-sell.

I'm sure the city can reap much tax revenue from the warehouses, but we urge cooler, more compassionate heads to prevail and disallow the warehouses.

Gabriela Shambo
4909 Spanishmoss Dr.

Samantha Gleinser

Subject: FW: Re-zoning of Lake Forest / Highlands Entrance for Storage Units

From: Michelle Gonzalez

Sent: Tuesday, November 12, 2013 1:35 PM

To: Samantha Gleinser

Subject: Re-zoning of Lake Forest / Highlands Entrance for Storage Units

Good afternoon,

It has come to my attention that there is a proposed plan to build storage units right next to the neighborhood I live in at Lake Forest and Highlands. This certainly brings a lot of concerns in my mind, mainly a safety concern. Having previously lived in a neighborhood that was next to a storage facility, I am really concerned about the safety of my daughter as well as the rest of the children in our neighborhood. These proposed storage units will be right next to our neighborhood park where many children go to play. Having a storage facility with a lot of foot traffic of random people brings a huge red flag in my mind.

I ask that the City of McKinney please not allow this proposed plan to go forward.

Best regards,
Michelle Linville

Samantha Gleinser

Subject: FW: Resident protest for storage unit proposal @ Lake Forest/Mckinney Ranch
Attachments: Storage Unit Proposal protest -- Magnani.docx

From: Heather Magnani
Sent: Tuesday, November 12, 2013 11:29 AM
To: Samantha Gleinser
Subject: Resident protest for storage unit proposal @ Lake Forest/Mckinney Ranch

Hello Ms. Gleinser,

I'm sending in our resident protest against the current proposal for storage units at Lake Forest and Mckinney Ranch. I've attached the Word document but in case it doesn't open, I've included it below. We are unable to attend the meeting at City Hall this evening but want to make sure our voices are heard. If you could make sure this gets into the right hands to be considered in this process we would be most grateful. Thank you!

Sincerely,
Brad and Heather Magnani

To Whom It May Concern,

We are residents of the Seville of Highlands neighborhood, located a short distance away from the plot of land in question for the building of storage units at Lake Forest and Mckinney Ranch. We are vehemently opposed to any such building or commercialization of this plot of land. Storage units are not needed or wanted in this area. Residents of Mckinney move to this area because it is family-oriented and is not overdeveloped like areas to the south of us are. The last thing we want to see happen to our neighborhood is to see already beautiful pieces of land like this be taken over by yet more commercialization. This piece of land and the park and bike trails nearby are one of the main reasons we like this neighborhood and chose to live here. Building storage units here would tell us that this area is becoming too developed, just like towns to the south of us, and it would give us a strong reason to move out of the area and away from such overdevelopment. We want places for our children to go that are not marred by commercialization!! It would only be a matter of time before more unnecessary commercial interests come in and dissolve what makes Mckinney different from surrounding towns. Mckinney's slogan is "Unique by Nature". It is then very disconcerting to us that the building of storage units would be allowed to take place on a very beautiful natural piece of land that is valued by the neighborhood it serves. Storage units would not only take away the nature that Mckinney works to preserve, but also make just like any other commercialized space, no longer unique.

The introduction of storage units would also negatively impact our property values, which we want to make sure you know in no uncertain terms that this entirely preventable scenario is the last thing we need right now to happen to our neighborhood. We work hard to maintain and improve our property as so many in our neighborhoods do, and it is entirely unfair to us to have our home values decline because of an unwanted eyesore. It is also of utmost importance to address the possible safety concerns that would arrive as a result of the presence of these storage units. It is simply not worth it to introduce compromising the safety of our families and children in the name of business interest, especially when it does not help the community at all. The units would be right next to the neighborhood playground and basketball court, which are used, highly valued, and a great benefit to residents. There is no reason to bring in business interest that would move in on this land that we are already

happy with!! The land in its current state serves the area just fine the way it is and any alteration to it would be a regressive move upon the area and us.

We strongly urge our local government and leaders to make sure these storage units are not built on this plot of land. We stand with those who are in opposition to this business interest moving in upon our wonderful community. The residents here deeply appreciate the effort made to preserve the neighborhood as it stands today and we urge those who can block the proposal to do so.

Thank you!

Sincerely,

Brad and Heather Magnani
3406 Ruidoso Lane, Mckinney

To Whom It May Concern,

We are residents of the Seville of Highlands neighborhood, located a short distance away from the plot of land in question for the building of storage units at Lake Forest and Mckinney Ranch. We are vehemently opposed to any such building or commercialization of this plot of land. Storage units are not needed or wanted in this area. Residents of Mckinney move to this area because it is family-oriented and is not overdeveloped like areas to the south of us are. The last thing we want to see happen to our neighborhood is to see already beautiful pieces of land like this be taken over by yet more commercialization. This piece of land and the park and bike trails nearby are one of the main reasons we like this neighborhood and chose to live here. Building storage units here would tell us that this area is becoming too developed, just like towns to the south of us, and it would give us a strong reason to move out of the area and away from such overdevelopment. We want places for our children to go that are not marred by commercialization!! It would only be a matter of time before more unnecessary commercial interests come in and dissolve what makes Mckinney different from surrounding towns. Mckinney's slogan is "Unique by Nature". It is then very disconcerting to us that the building of storage units would be allowed to take place on a very beautiful natural piece of land that is valued by the neighborhood it serves. Storage units would not only take away the nature that Mckinney works to preserve, but also make just like any other commercialized space, no longer unique.

The introduction of storage units would also negatively impact our property values, which we want to make sure you know in no uncertain terms that this entirely preventable scenario is the last thing we need right now to happen to our neighborhood. We work hard to maintain and improve our property as so many in our neighborhoods do, and it is entirely unfair to us to have our home values decline because of an unwanted eyesore. It is also of utmost importance to address the possible safety concerns that would arrive as a result of the presence of these storage units. It is simply not worth it to introduce compromising the safety of our families and children in the name of business interest, especially when it does not help the community at all. The units would be right next to the neighborhood playground and basketball court, which are used, highly valued, and a great benefit to residents. There is no reason to bring in business interest that would move in on this land that we are already happy with!! The land in its current state serves the area just fine the way it is and any alteration to it would be a regressive move upon the area and us.

We strongly urge our local government and leaders to make sure these storage units are not built on this plot of land. We stand with those who are in opposition to this business interest moving in upon our wonderful community. The residents here deeply appreciate the effort made to preserve the neighborhood as it stands today and we urge those who can block the proposal to do so.

Thank you!
Sincerely,

Brad and Heather Magnani
3406 Ruidoso Lane, Mckinney

Samantha Gleinser

Subject: FW: OPPOSE STORAGE UNITS: 13-223Z, Rezoning for Lake Forest/Highlands Drive

Importance: High

From: Padilla, Tracy

Sent: Tuesday, November 12, 2013 11:09 AM

To: Contact-City Council; Geralyn Kever

Cc: Samantha Gleinser; Hutchison, Scott

Subject: RE: OPPOSE STORAGE UNITS: 13-223Z, Rezoning for Lake Forest/Highlands Drive

Importance: High

This zoning change has been heavy on mind.

I would like to add and ask about the **Wal-mart shopping center at Lake Forest and McKinney Ranch**. This shopping center has seemed to have high turnover rate and overall low occupancy. **I would rather see the city incentivize this existing development to attract more businesses to support the community rather than build new on another pad.** Aside from potential property management issues – what have we learned about the Wal-mart shopping center and it's lack of sustained growth?

Again, I conclude that **proper research is performed** to the liking of the residents **before any zoning is changed**.

Thank you.

tracy padilla

From: Padilla, Tracy

Sent: Tuesday, November 12, 2013 12:27 AM

To: 'contact-citycouncil@mckinneytexas.org'

Cc: 'sGleinser@mckinneytexas.org'; 'gkever@mckinneytexas.org'

Subject: OPPOSE STORAGE UNITS: 13-223Z, Rezoning for Lake Forest/Highlands Drive

Importance: High

Ms. Kever,

I am an 8yr resident of Eldorado Heights II. My home on Evergreen is my first home, my first major investment, and my (step)children's first home. **I strongly oppose the proposed rezoning to allow a storage unit facility next to the 7-11 on Lake Forest near Highlands Drive.**

My fiancé's children are hyper-cautious of their surroundings and have only recently gained the courage to venture on their own across Lake Forest to the park or walk to 7-11 for a Slurpee during the summer. As I begin qualify in my opening, these children do not live with us full time and I cannot tell you the challenge we have faced in trying to make them comfortable and feel safe in their surroundings even after three years staying here every other weekend.

I feel happy, comfortable, safe in our current neighborhood. A storage facility would threaten the children's safety, pose doubt in my own mind about their safety visiting the park and surrounding areas. Statistically supported or not, I am also concerned about decreasing property value and increased of non-resident traffic.

PLEASE DO NOT ALLOW STORAGE UNITS IN OUR NEIGHBORHOOD.

At a minimum – more research should be provided/required by Cross Engineering and client to validate claims/concerns posed by residents before granting the OK. This must be fought!

Thank you.

-Tracy

3908 Evergreen Court, McKinney 75070

Samantha Gleinser

Subject: FW: Lake Forest - Self Storage rezone - Opposition Letter

From: Ursula McCurley
Sent: Tuesday, November 12, 2013 10:35 AM
To: Samantha Gleinser
Cc: Ursula McCurley
Subject: Lake Forest - Self Storage rezone - Opposition Letter

Hello Samantha,

This letter is in regards to the proposed development of storage units (**File # 13-223Z**) at the corner of Lake Forest Dr. and Highlands Drive in McKinney, TX,

I am writing in **strong opposition** to this development.

As a resident of the area directly behind the commercial property, I am concerned about the negative effects storage units could possibly bring to the area. I believe storage units, in this location, will not benefit the community. My main concerns are:

- It will be **located next to a park** where many small children play and residents go for friendly gatherings and exercise.
- Storage units are known to be a prime target of **burglary and identity theft** because customers often store personal records, old computers, and valuable items in their units.
- **Vandalism and drug activity** is also a growing trend at storage facilities. The result of this will be increased criminal activity, which affects the entire city.
- **Decreased property values and slow home sales** due to the storage units being an eye sore and concern in the community.

We should all be worried about the effects this development could have on the community, our properties, and our safety. It would be great if the land could be used to extend the park or develop family-oriented businesses (daycare, etc...) to bring added value to the area and community.

As a resident of Eldorado Heights Phase 1 in McKinney, I am hopeful that my concerns and the concerns of other residents will be taken into consideration during the voting for this planned development.

Thank you,
Ursula McCurley
4923 Redwood Dr.

Samantha Gleinser

Subject: FW: Storage Building Proposal.

From: Mike Shaddock
Sent: Tuesday, November 12, 2013 9:37 AM
To: Samantha Gleinser
Subject: Storage Building Proposal.

I am writing, requesting that the city council DENY the proposal for building a storage facility at the entrance to Eldorado Heights subdivision. With the fragile recovery of our economy which includes the value of our homes, we do not need anything that will threaten the value of our homes. Remember, if property values drop, so do taxes. Many, along with myself, feel that this will do nothing to reduce crime in the area. Recently we have seen an increase in the number of break-ins in our area. Two weeks ago a number of vehicles along our street were broken into. All of us remember the sustained campaign to degrade our greenbelt with graffiti. Adding this structure would do nothing to eliminate these problems. Also, these residents whose property values might be affected also vote in city elections. Thank you.

Mike & Linda Shaddock
El Dorado Heights Homeowners.

Samantha Gleinser

Subject: FW: Lake Forest Zoning Request - Self Storage

From: Marks, James
Sent: Tuesday, November 12, 2013 9:20 AM
To: Samantha Gleinser
Subject: Lake Forest Zoning Request - Self Storage

Dear Samantha Gleinser;

There is a proposed zoning request change which would allow a self storage facility be built near my residence off Lake Forest (file # 13-223Z).

I am categorically opposed to this change. Please help represent the homeowners in this area and not allow the zoning request change.

Thank you.

James Marks
4805 Spanishmoss
Mckinney, TX 75070

Samantha Gleinser

Subject: FW: Proposed Zoning Change: Highlands & Lake Forest

-----Original Message-----

From:

Sent: Tuesday, November 12, 2013 8:20 AM

To: Samantha Gleinser

Subject: Proposed Zoning Change: Highlands & Lake Forest

As a resident and homeowner in Eldorado Heights since 2005, I would like to voice my very strong opposition to the proposed zoning change. Allowing a storage facility to be built so near a residential area is not only going to ensure that our property values will be impacted in a negative manner, but will assuredly bring an increase in crime to our neighborhood. The City touts it's "green" nature, that it is "unique by nature", but if this zoning change proposal is passed, it will prove that City leaders have no concern for keeping this reputation, or for the homeowners (and taxpayers) of Eldorado Heights. This is absolutely the worst idea I can imagine for development so near Winniford Park. To allow the destruction of the existing natural beauty of the property in question would be a very bad decision, and one which we will all undoubtedly remember come election time, for those who may choose to support this change. Please pass along my strong opposition to all concerned. Thank you.

Dana Coker

3225 Weeping Willow Ct.

McKinney, TX 75070

Samantha Gleinser

Subject: FW: Storage Units on Lake Forest

From: Carolyn Ewing
Sent: Tuesday, November 12, 2013 8:11 AM
To: Samantha Gleinser
Subject: Storage Units on Lake Forest

Dear Samatha Gleinser,

Please take more time to consider approving storage units on Lake Forest.

I wrote the following letter before looking at plot and elevations. Now I would like to start with - Please NO.

PLEASE, DO NOT destroy this neighborhood with such an ugly monstrosity. It will be like living inside an industrial park!!!

If the members of the council are willing to buy property and move their families to this area and deal with this eyesore, traffic problems and increased crime then please consider purchasing my home so that I may leave.

If the owners of the property think there will be no negative impact, they should pay fair market value to every homeowner who would like to move.

If the owners of the property think there will be no negative impact on traffic then I suggest they change their driving patterns to be a part of traffic on Lake Forest.

If the owners of the property think there will be no increase in crime, then they should be willing to pay all claims for vandalism, theft and property damage and clean-up.

On the cities part, please also consider:

The area is close to homes and green areas.

Many children and young adults use the park and fishing opportunities and adults often accompany them or use the same area for walking and exercise.

This in turn creates traffic concerns - both for pedestrians and parking.

All of the above are good concerns because that is what McKinney touts as a plus - "Green and Family Friendly -- or Unique by Nature".

Without a good study and input -- with the nearest population -- included in the discussions and data explorations, McKinney changes its focus to "Maybe Green and Who Cares or Business Above all else".

The population in the residential area bought their homes because of the uniqueness of a city that cares about green space and planning for growth. It is hard to do both and McKinney has seemed to be a city that tries.

Unless you have control over:

Design - Does the building, drive ways, security blend into surrounding housing designs, it will impact property values and perhaps create a "move to move" away from this area. After seeing the drawing, we would NOT have purchased our home here!!!

Property values - If property values drop and tax revenue drops, will you need to increase property taxes everywhere?

Human values - Are you meeting with local residents in Eldorado Heights areas to explain and review design and traffic flow with storage complex?

Security - What additional plans are the owners and police and fire departments implementing to protect everyone [residents and customers] from the added/potential criminal draw a storage unit complex with create.

it seems to us that this issue needs further study and explanations.

We do not want to lose the value of our home.

We do understand that a strong business tax base helps the city.

We do understand the threat that the owners of the property will put something worse if you do not approve this storage complex.

We do not understand zoning rules and regulations that do not take into account the concerns of the many established residents.

Thank you,
Ray and Carolyn Ewing
3307 Palmtree Dr.
McKinney, TX

Samantha Gleinser

Subject: FW: New Zoning and Building at Lake Forest and Highland

From: Jennings, Christina **Sent:** Tuesday, November 12, 2013 7:17 AM

To: Samantha Gleinser

Cc:

Subject: New Zoning and Building at Lake Forest and Highland

Dear Samantha Gleinser,

I understand there is a zoning meeting tomorrow night (Tuesday, Nov 12) regarding the zoning located at Lake Forest and Highland Road. As you may be aware, this is right at the entrance of Eldorado Heights Phase 1 HOA and borders Eldorado Heights Phase 2. As a property owner, I understand the value of property taxes to the city and also hope my property value remains strong in future years. To think that a storage building will be constructed at the entrance to our community and we can remain strong in our values, makes little sense to me. I would think the City of McKinney would consider to not zone this property for any commercial property. Have you seen the terrain? There is a creek that often floods up to the houses currently sitting at a high elevation to the considered property and there seems to be fingers to this creek that would present great problems for a building of any type. You maintain the Winiford Park just adjacent to this property and I find adding anything commercial close to this park is threatening to the safety of the children that play there.

I have owned my home in this development since June 2006, and served as President (Jan2007-Jan2013) and as Secretary (Feb2013-May2013) of the development's HOA. During my tenure, I found the City of McKinney to be very accountable to keeping our development sound and very responsive to our requests for safety and beauty. I cannot make it to the meeting on Tuesday due to a business obligation, but am truly hopeful the committee will reconsider the zoning to build storage or anything commercial that would sit on the edge of our property and next to the beautiful Park owned and maintained by the City. I feel this would be a mistake for the homeowners and the city and vote for NOT re-zoning this property to anything but the natural land it currently represents.

Warm regards,
Chris Jennings

Samantha Gleinser

Subject: FW: Lake Forest Self Storage Rezone/File# 13-223Z

-----Original Message-----

From: Zac
Sent: Monday, November 11, 2013 10:07 PM
To: Samantha Gleinser
Cc: K E L L Y
Subject: Lake Forest Self Storage Rezone/File# 13-223Z

Greetings Ms. Gleinser,

Please let this email serve as notice of our opposition as to the proposed rezoning indicated in the file noted in the subject line. As a homeowner within Eldorado Heights I for almost ten years we have enjoyed the growth and changes within the area that have provided a better home for our family and neighboring families alike.

The walking path that extends from McKinney Ranch to Highlands would resemble that of a prison with the masonry walls as per the plans shown. This just being one of many "cons" when weighing against the "pros". We agree in "highest and best usage" of the vacant land. In our opinion, the proposed would be better suited for a different location. We look forward to another proposal that would truly encompass "best usage". We are excited to see the interest in land development within our subdivision and hope the end result creates a better opportunity for all to share in.

We sincerely appreciate your time in reading this notice.

Best regards,
Zac & Kelly Bohl

Sent from my iPad

Samantha Gleinser

Subject: FW: OPPOSE STORAGE UNITS: 13-223Z, Rezoning for Lake Forest/Highlands Drive

Importance: High

From: Padilla, Tracy

Sent: Tuesday, November 12, 2013 12:27 AM

To: Contact-City Council

Cc: Samantha Gleinser; Geralyn Keever

Subject: OPPOSE STORAGE UNITS: 13-223Z, Rezoning for Lake Forest/Highlands Drive

Importance: High

Ms. Keever,

I am an 8yr resident of Eldorado Heights II. My home on Evergreen is my first home, my first major investment, and my (step)children's first home. I **strongly oppose the proposed rezoning to allow a storage unit facility next to the 7-11 on Lake Forest near Highlands Drive.**

My fiancé's children are hyper-cautious of their surroundings and have only recently gained the courage to venture on their own across Lake Forest to the park or walk to 7-11 for a Slurpee during the summer. As I begin qualify in my opening, these children do not live with us full time and I cannot tell you the challenge we have faced in trying to make them comfortable and feel safe in their surroundings even after three years staying here every other weekend.

I feel happy, comfortable, safe in our current neighborhood. A storage facility would threaten the children's safety, pose doubt in my own mind about their safety visiting the park and surrounding areas. Statistically supported or not, I am also concerned about decreasing property value and increased of non-resident traffic.

PLEASE DO NOT ALLOW STORAGE UNITS IN OUR NEIGHBORHOOD.

At a minimum – more research should be provided/required by Cross Engineering and client to validate claims/concerns posed by residents before granting the OK. This must be fought!

Thank you.

-Tracy

3908 Evergreen Court, McKinney 75070

Samantha Gleinser

Subject: FW: Lake Forest/McKinney Ranch Parkway Re-Zoning

Importance: High

From: David and Jennifer Byrd
Sent: Monday, November 11, 2013 11:42 PM
To: Samantha Gleinser
Subject: Lake Forest/McKinney Ranch Parkway Re-Zoning
Importance: High

Dear Ms. Gleinser,

We are writing to express our concern regarding the request to rezone the greenbelt area at Highlands and Lake Forest near Winniford Park. For the 15 years we have lived at 3808 Rose Court, our family has enjoyed the beauty of the creek and the wildlife that lives there. We regularly take walks and bike rides on the trail. We have appreciated the trees the city has planted along the trail along with the walkways under the roads. We have been grateful for the safe environment the park provides for our children to play. We would hate to see this beauty destroyed by the construction that is being planned.

We have already noticed a tremendous increase in traffic and are afraid this would create more congestion and greater noise level.

We would love to see this area further developed for park and recreation use.

We appreciate your consideration of our concerns.

Dave and Jennifer Byrd
3808 Rose Court, McKinney TX 75070

Samantha Gleinser

Subject:

FW:

From: Thomas Behrends

Sent: Monday, November 11, 2013 11:11 PM

To: Samantha Gleinser

Subject:

To Whom it may concern:

We own a house on Juniper Drive and have been made aware that there is a possibility of a storage unit to be built very near our subdivision. Please do not allow this to happen! It will no doubt reduce the value of our home and will most likely help to increase the crime as this tends to happen when storage facilities go up. Please add our names to the list of homeowners who do not want to see this type of business go up in our neighborhood. Thank you for your attention to our concerns.

Sincerely,

Angela and Thomas Behrends

3214 Juniper Drive

McKinney, TX 75070

Samantha Gleinser

Subject: FW: Opposition to Re-zone

-----Original Message-----

From: Alicia Hight

Sent: Monday, November 11, 2013 10:32 PM

To: Samantha Gleinser

Subject: Opposition to Re-zone

City of McKinney,

I recently moved to this city after retiring from the military. I chose McKinney and the Eldorado neighborhood because of the great schools, quiet neighborhoods and small-town feel. Our street is awesome, the kids in the neighborhood all play at each others houses and run up and down the street just like I used to as a child. People walk their dogs, kids ride their bikes and it is relatively safe. Isn't this why McKinney was chosen top 5 for Best small town in America ? With corporations approaching, I know that the money that they offer is pretty tempting, but is it worth it? Do you think Dwayne Zinn, the project manager of this madness would like storage units built next to his house? This is absolutely ridiculous. This is a residential area! And just seeing what other things that this place is zoned for makes me want to sell my house and move. I was not aware of this when I bought my house and I certainly wouldn't have purchased it if it were made known. It is obvious to me that the only Lord of worship in this area is the ALMIGHTY DOLLAR.

And tearing down a park?? What is wrong with you people? Hmmm. the earth needs less grassy areas with wildlife and more money & concrete. Yep. That's totally going to help the community.

Do you think McKinney will be top 5 anything next year with this attitude? It seems to me all the City is trying to do is cram as many people/businesses in as they can in order to collect revenue. And that is what will make the charm of this place disappear. And in case you haven't figured out yet....my vote is NO.

Sincerely,

Alicia D. Hight
3802 Sage Dr.

Samantha Gleinser

Subject: FW: Proposed Zoning Change - Lake Forest and Highlands

From: Gary and Lisa Crump
Sent: Monday, November 11, 2013 9:23 PM
To: Samantha Gleinser
Subject: Proposed Zoning Change - Lake Forest and Highlands

I would like to express my concern and displeasure with regard to the proposed zoning change. My husband and I have owned a home in Eldorado Heights for 15 years. We like the residential, neighborhood feel. I believe that if the zoning proposal is approved, the storage units will cause the traffic to increase. I also believe that it will detract from the beauty of the park and the greenbelt. Finally, I am concerned about the security of the neighborhood. With the additional people coming into the area, I believe it will increase the opportunity for crime. Please do not approve this zoning change.

Regards,

Gary and Lisa Crump
3900 Rose Ct
McKinney, TX 75070

Samantha Gleinser

Subject: FW: Agenda Item No. 13-223Z - Proposed Rezoning of Planned Development on Lake Forest and McKinney Ranch Road

From: Debbie Wilson

Sent: Monday, November 11, 2013 9:05 PM

To: Samantha Gleinser

Subject: Agenda Item No. 13-223Z - Proposed Rezoning of Planned Development on Lake Forest and McKinney Ranch Road

Dear Ms. Gleinser,

We live at 3201 Weeping Willow Ct., which is part of the Eldorado Heights community adjacent to the property referenced above. We both want to voice our objections to the proposed rezoning to storage units. This area is one of the main entrances to our neighborhood and is very close to a large park area which families use to walk, ride bikes, fish, play and have picnics. The storage units are both unattractive to the area and unsafe, with people allowed to come in and out at all hours of the day and night. There is no way of monitoring what people will put in storage units, and over time they all become run down. The issue of safety is a big concern within our neighborhood, and we do not want storage units or apartments adjacent to our homes. Please allow our housing community to remain just that and require developers to put in more neighborhood friendly retail when built adjacent to existing homes. It is understood that developers have a right to build on their land, but when they own land next to a large development of family homes, there should be limits on what they are allowed to do. We will have to live with whatever the developer leaves behind, and it is up to the city to say no when it is the right thing to do. They can find a better business to put in that location.

Thank you very much for your time. Please pass this on to our Planning and Zoning Commission and also our City Council.

Sincerely,
Wayne and Debbie Wilson

Samantha Gleinser

Subject: FW: Agenda Item No. 13-223Z - Proposed Rezoning of Planned Development on Lake Forest and McKinney Ranch Road

From: Debbie Wilson

Sent: Monday, November 11, 2013 9:05 PM

To: Samantha Gleinser

Subject: Agenda Item No. 13-223Z - Proposed Rezoning of Planned Development on Lake Forest and McKinney Ranch Road

Dear Ms. Gleinser,

We live at 3201 Weeping Willow Ct., which is part of the Eldorado Heights community adjacent to the property referenced above. We both want to voice our objections to the proposed rezoning to storage units. This area is one of the main entrances to our neighborhood and is very close to a large park area which families use to walk, ride bikes, fish, play and have picnics. The storage units are both unattractive to the area and unsafe, with people allowed to come in and out at all hours of the day and night. There is no way of monitoring what people will put in storage units, and over time they all become run down. The issue of safety is a big concern within our neighborhood, and we do not want storage units or apartments adjacent to our homes. Please allow our housing community to remain just that and require developers to put in more neighborhood friendly retail when built adjacent to existing homes. It is understood that developers have a right to build on their land, but when they own land next to a large development of family homes, there should be limits on what they are allowed to do. We will have to live with whatever the developer leaves behind, and it is up to the city to say no when it is the right thing to do. They can find a better business to put in that location.

Thank you very much for your time. Please pass this on to our Planning and Zoning Commission and also our City Council.

Sincerely,
Wayne and Debbie Wilson

Samantha Gleinser

Subject:

FW: storage units at Lake Forest next to Highlands Drive

From: Chad Green

Sent: Monday, November 11, 2013 6:37 PM

To: Samantha Gleinser

Subject: storage units at Lake Forest next to Highlands Drive

Good evening Samantha Gleinser,

I am contacting you per the proposed plan to build **Storage Units** on the property by **Lake Forest next to Highlands Drive** and its impacts on our neighborhood. Below I want to express my concerns and oppose to these Storage Units while recommending the project not be approved and preventing of the proposal moving forward.

If this plan goes forward it will certainly detract from the beauty of our neighborhood:

1. In terms of visual impact - the HOA has strict rules/regulations on residents and I feel this project would not be required to adhere to the same regulations or design requirements.

We have mostly brick with rear entry drives, manicured lawns and fences while this storage unit facility would be nothing but concrete with large overhead doors and would not comply with the local HOA architectural requirements.

2. Also, what is the guarantee that they would be required to comply with the maintenance requirements that the local HOAs must follow and could become a haphazard, graffiti, vandal and theft ridden place.

Another concern is the increase of vehicle traffic and safety concerns:

1. This can have a negative influence on the local water quality due to vehicles leaking fluids and during rain events running to the nearby stormwater collection/retention/detention pond which impacts the quality of our drinking and recreational waters.
2. The potential for increased traffic at an already dangerous intersection could increase the risk of accidents as well as put those who walk and ride bike in danger of vehicular accidents.
3. Also, increased traffic can lead vagrants moving into the area as well as potentially becoming a "new home" for individuals and or families who are losing their current homes.
4. There is also the risk of increased crime in the community.
5. And the potential for harm to individuals who use the surroundings nature, hike and bike trails as well as the parks and walking areas all raising community safety concerns.

All of these items decrease the property values and can run a neighborhood down.

Thank you
Rachael Green

4210 English Ivy Drive, McKinney, TX 75070

Samantha Gleinser

Subject: FW: Zoning at Highlands Dr

From: RAKESH SHARMA

Sent: Monday, November 11, 2013 6:31 PM

To: Samantha Gleinser

Subject: Zoning at Highlands Dr

Ms. Samantha,

The owner has every right on his land, but he must respect the sentiments of residents of neighborhood. The storage facility will lower the property value and hence I oppose the proposal.

Thanks

Rakesh Sharma

4921 Highlands Dr

Mckinney Tx 75070

Samantha Gleinser

Subject: FW: Opposition to Self-Storage Facility, Lake Forest and Highlands Drive

-----Original Message-----

From: Sandra Bukovac

Sent: Monday, November 11, 2013 5:49 PM

To: Samantha Gleinser

Subject: Opposition to Self-Storage Facility, Lake Forest and Highlands Drive

Dear Ms. Gleinser:

My husband and I are the original property owners of 4808 Highlands Drive. We most vehemently oppose the proposed zoning change to allow the proposed storage facility at Lake Forest and Highlands Drive.

We have taken pride of ownership of our home investing significant expenditures to enhance the exterior with custom stone work and landscaping. Additionally, we purchased this home, in part, due to the proximity of the green belt and beauty of the area. Area children and parents make year-round use of the park as well as the parcel of land immediately south of Highlands.

Allowing unsightly storage units will present an eye sore not even allowed under the by-laws of our neighborhood association. Storage facilities allow exterior parking of RVs, boats, work trucks, and other such vehicles not allowed under on the streets of our neighborhood by our by-laws. Also, most facilities provide rental services for vehicles used for moving, which, of course, would be parked in full view.

Storage units are not aesthetically consistent with a residential area, diminishing the quality of life as well as property values.

Storage facilities allow 24 hour access to the facility and would increase traffic in an already congested area. This would endanger the safety of our residents, particularly children using the park.

These units are illuminated in such a manner as a sports field might be, and I certainly would not want my bedroom flooded by high intensity lighting.

We have fully supported local businesses and thereby the resultant revenues to the city. My question to the City of McKinney is now where is the support of the City to the quality of life of the residents of our neighborhood?

Regards,

Sandra and Frank Bukovac

Sent from my iPad

Samantha Gleinser

Subject: FW: Storage Units at Lake Forest/McKinney Ranch

From: Dwayne and Tricia Wilson
Sent: Monday, November 11, 2013 4:50 PM
To: Samantha Gleinser
Cc: 'Wilson, Dwayne'
Subject: Storage Units at Lake Forest/McKinney Ranch

Dear Ms. Gleinser,

We are very concerned for the well being of our neighborhood as we have heard that storage units may be built near our Winniford Park area. We have four young children and will be anxious about their safety if these units are placed in this area. Other areas of concern for us are as follows:

- Decreased property values--We have diligently worked to keep our home well maintained in the twelve years we have lived in Eldorado Heights.
- Increased traffic--We have four young children who go to and from the park area.
- Reduced aesthetics at the neighborhood entry
- Loss of green space at park border
- Storage units cater to transients with no vested long-term interest in the neighborhood or property values. This is no place for storage units.
- Safety issues because parts of the park will no longer be viewable from the street due to the storage unit structures.

Would you want storage units placed in or near your neighborhood? Thank you for your time.

Sincerely,

Dwayne and Tricia Wilson

3808 Sage Drive

Samantha Gleinser

Subject: FW: 13-223Z

From: Sent: Monday, November 11, 2013 4:17 PM

To: Samantha Gleinser

Subject: 13-223Z

Want to voice my opposition to the self storage units being proposed for Lake Forest and Highlands.

Elizabeth Edmondson
4431 San Fernando Ln
McKinney TX 75070

Samantha Gleinser

Subject: FW: REMINDER: Lake Forest Self-Storage Rezone

From: Paul Freeland
Sent: Monday, November 11, 2013 3:50 PM
To: Samantha Gleinser
Cc: Rachel Freeland
Subject: Fwd: REMINDER: Lake Forest Self-Storage Rezone

Samantha,

I will be out I town but I am hoping my wife can be in attendance tomorrow night. I wanted it on record we are NOT in support of these storage units in any scenario, despite developer concessions to limit other uses. This green space and views to lake forest are important to our family and I wanted it on record in case she cannot attend.

Thank you!

Paul and Rachel Freeland
4920 Spanishmoss Dr.

Sent from my iPhone

On Nov 11, 2013, at 2:50 PM, "Eldorado Heights Phase 1" wrote:

Dear Homeowners,

This is a reminder for the Self-Storage Re-zoning meeting **tomorrow at 6:00 pm**. Please make every attempt to attend and if you have not already done so please email your concerns to Samantha Gleinser at sgleinser@mckinneytexas.org

The location for the meeting is:
City Council Chambers at City Hall
222 N. Tennessee Street
McKinney, TX 75069

Please be aware that the land is privately owned commercial property that is already zoned for a wide range of uses EXCLUDING Storage Units. In exchange for approval for Storage Units, the Developer is proposing to EXCLUDE some of presently allowed uses such as Apartments, Auto-Repair, etc.

For more information on the full proposal please click on the link for the city web-site below.

<http://mckinney.legistar.com/LegislationDetail.aspx?ID=1518540&GUID=EA9D6B2C-1D4B-4DDC-9BC7-F8B598259EC7&Options=&Search=>

Sincerely,

Board of Directors

Eldorado Heights Homeowners Association - Phase 1

Samantha Gleinser

Subject: FW: Storage Units on the property by Lake Forest next to Highlands Drive

From: Rachel Freeland

Sent: Monday, November 11, 2013 3:38 PM

To: Samantha Gleinser

Subject: re: Storage Units on the property by Lake Forest next to Highlands Drive

I am writing to oppose the building of storage units on the property by Lake Forest and Highlands Drive in McKinney, TX. As a homeowner with a view of this property, I believe that these units will significantly lower my property value, detract from our overall neighborhood feel and add unease as a parent in the area. This is a beautiful green area near a park and natural wildlife area. Storage Units do not add anything of value to this area. We were told when we moved into this neighborhood that it would remain primarily green in keeping with the city of McKinney's commitment to green living and beautification process. This proposal does NOT fit in to those promises.

Please keep the storage units OUT of our neighborhood. There are plenty of areas more suited to storage buildings, but NOT where my kids play and walk daily. I can't imagine what an eye sore and safety concern these will pose.

Sincerely,

Rachel Freeland

4920 Spanishmoss Dr.

McKinney, TX 75070

Samantha Gleinser

Subject: FW: Concerns re storage

-----Original Message-----

From: C Burns Sent: Monday, November 11, 2013 3:23 PM

To: Samantha Gleinser

Subject: Concerns re storage

My concern is many-fold. First, pests and rodents. Second, traffic. This street isn't designed for commercial moving trucks. We are a residential street. All warehouse retail should be on a business-zoned highway, like 121. Last, home values will decrease. Keep our neighborhoods neighborly. We don't want strangers perusing the neighborhoods while dropping off storage. Increased crime is a risk. No storage warehouses in our neighborhoods!

Cynthia Burns

4201 English Ivy Dr.

75070

Sent from my iPhone

Samantha Gleinser

Subject: FW: Lake Forest Self-Storage

From: forrest zolczer
Sent: Monday, November 11, 2013 3:21 PM
To: Samantha Gleinser
Subject: Lake Forest Self-Storage

Mrs. Gleinser,

I would like to voice my opposition of the proposed re-zoning to allow for Lake Forest Self Storage. While I completely understand that state/local code will enforce an environmental impact study and certain ascetics will be required, there are a couple of issues I cant overlook; Increased traffic, 24 hour transient user, decreased property value for homeowners, and lack of green space for citizens to enjoy.

The business may be suited for another location, just not in the middle of a residential area.

Samantha Gleinser

Subject: FW: Storage Unit re-zoning issue

From: Herman Jones
Sent: Monday, November 11, 2013 3:05 PM
To: Samantha Gleinser
Subject: Storage Unit re-zoning issue

Hello,

I would like to voice my displeasure in the planned re-zoning efforts to allow storage units at the entrance of the Eldorado Heights community. This will detract from the quiet and relaxing nature of the park across the street and will definitely bring down the value and beauty of the neighborhood. Even though I do not live immediately next to this area, I do drive by each day and bike along the trail at the park weekly. This would very much be a negative for this community.

Thanks,

Herman J. Jones, PMP®
4600 Basil Drive

Samantha Gleinser

Subject: FW: Rezoning property at the Lake Forest/Highlands Entrance

From: Nancy Kile
Sent: Monday, November 11, 2013 9:05 AM
To: Samantha Gleinser
Subject: Rezoning property at the Lake Forest/Highlands Entrance

Ms. Gleinser,

My family and I reside in the cul de sac on Basil Drive. We moved here in 1998, with the developer showing this property as a future extension to the park. It has a very nice, SAFE walking area, with the pond where my nine year old was taught to fish, and other children and adults enjoy time as family doing the same. This area has been maintained and enjoyed by people in this neighborhood and surrounding areas for the beauty of untouched nature. We have sat and watched the many wild life species that are within this area. The area is a place for friends and families to gather and watch the fireworks every year. The park where events from Easter Egg Hunts, Neighborhood Watch Nights, and soccer games have been held just across the street.

This is NOT an area that should be rezoned. This is a neighborhood, and the people that live here have many things to be concerned about if rezoned, the decline in property value, the safety issues of strangers in the area, where children ride to school and play. Not to mention the adults who walk daily for recreation and health. Increased crime, and the view of STORAGE UNITS at our neighborhood entrance! Serious thought needs to go in to this issue. My family strongly oppose this issue.

Sincerely,

Roy and Nancy Kile
4908 Basil Drive

Samantha Gleinser

Subject: FW: Rezoning Lake Forest/McKinney Ranch

From: Jalyynn Mitchell
Sent: Sunday, November 10, 2013 6:53 PM
To: Samantha Gleinser
Subject: Rezoning Lake Forest/McKinney Ranch

Ms. Gleinser-

I do not support the rezoning of Lake Forest/McKinney Ranch for storage units. There are many reasons this is not something the Eldorado Heights homeowners would like to happen.

- Our property values will decrease. I know that if those would have been there or being built when we moved 1.5 years ago, we would have moved elsewhere. As we were looking to get closer to Richardson, it would have probably been out of McKinney.
- My children go to the greenbelt and play and run. They also like to walk to the park. I would not allow them to go without me due to the transient nature of the customers that would be accessing the storage units.
- It would not be aesthetically pleasing to look at driving home or to school or doing errands.
- The people using these units have no long term investment in our neighborhood or property values.
- This sets a precedent for apartments coming in. And again there is would be a loss of property values.
- There would be increased traffic in the area, and not only during the day. Many of these types of places allow for entrance 24 hours a day.
- Kids walk by there to go to the park or to 7-11 and with the business catering to transients and having little control over what is stored in the units, that could be a great concern.

I feel this is not a good thing for McKinney. We have several of these types of places and certainly do not need one in the middle of a friendly family neighborhood area.

Thank you,
Jalyynn Mitchell
4833 Monte Vista Lane
McKinney 75070

Samantha Gleinser

Subject: FW: Storage Facility

From: Mark Herman
Sent: Sunday, November 10, 2013 11:00 AM
To: Samantha Gleinser
Subject: Storage Facility

Dear Samantha,

As a resident of Eldorado Heights, we are against the building of a storage facility on Lake Forest and Highlands. This is a residential community and to have cars and trucks entering and leaving a storage facility at any hour is unacceptable. I have used one for many years for my business in a non-residential area and entered as early as 6AM and as late as 10PM. My diesel pick-up truck would not have been acceptable in a residential area. Many small contractors use these storage facilities for their supplies on a daily basis before work and after.

Mark Herman
Mark L Herman & Co.
4612 Basil Drive
McKinney, TX 75070

Samantha Gleinser

Subject: FW: Proposed plan to build storage units on property by Lake Forest next to Highlands drive

From: Jessica montano

Sent: Saturday, November 09, 2013 10:30 PM

To: Samantha Gleinser

Subject: Proposed plan to build storage units on property by Lake Forest next to Highlands drive

To whom it may concern,

We are opposed to the proposed plan to build Storage Units on the property by Lake Forest next to Highlands Drive. We live in Avalon and I think this would certainly detract from the beauty of our neighborhood, decrease property values dramatically, and raise safety concerns.

A storage unit should not be put in the middle of a neighborhood. It should be on a highway or industrial area. The piece of flood plain area should be a park, soccer practice fields or some sort of green space. We need to preserve green spaces and keep our home values up in our neighborhoods.

As we look at the long term plan for our city we will have more tax revenue from homes with higher property values than a storage unit. In the long run the storage unit will lower all the home property values around it and bring in less taxes for our city.

I hope that you will consider not moving this proposal forward.

Emilio and Jessica Montano

Samantha Gleinser

Subject: FW: Proposed Rezoning - Lake Forest & McKinney Ranch Pkwy. (NE Quadrant)

Importance: High

From: Beverly Ettle
Sent: Friday, November 08, 2013 10:43 PM
To: Samantha Gleinser
Cc: Kathy Wright; Contact-Planning
Subject: Proposed Rezoning - Lake Forest & McKinney Ranch Pkwy. (NE Quadrant)
Importance: High

Ms. Gleinser -

Please consider the following while making your Planning/Zoning decision!

**RE: Negative Impact of Proposed Rezoning on Homeowners/Taxpayers in Eldorado Heights - NE Quadrant Lake Forest & McKinney Ranch Pkwy.
#13-224SP + #13-223Z**

Rezoning Proposal filed on 10/14/2013 by Bryce Messer Properties for commercial multi-level mini warehousing.

I have been a voting homeowner in McKinney and have paid annual property taxes for my home in Eldorado Heights since 2005.

I have also paid annual dues since 2005 to an HOA - which one hopes will help to protect property values and quality of living within our neighborhood.

Bryce Messer Properties is trying to push through REZONING for a small pocket of land at the Lake Forest **entrance to our residential community/neighborhood of single family dwellings** to allow for a multi-level storage facility (mini warehouse) to be built immediately.

According to a representative of Bryce Messer Properties, additional businesses will eventually be built on this same small piece of land as well.

A multi-level storage facility/mini warehouse will neither enhance nor maintain the quality/integrity of our neighborhood - much less protect homeowners' property values.

Indeed - it will do quite the **opposite**.

Whatever is built on that parcel of land will not even be built in our "**back yard**" - it will be built right next to one of the two main entrances to our small neighborhood/subdivision!

So it will be built right in our "**front yard**."

Can you imagine having such a commercial development right next to your personal residential property - your home?

Many storage facilities exist in closer proximity to multi-family structures and/or other commercial businesses - often closely located to major highways/roadways due to the comings and goings of moving vans/trucks, etc. - **not right in front of and up against a residential neighborhood of single family dwellings!**

Aside from such a structure greeting a homeowner or neighborhood visitor at our Eldorado Heights entrance every day - it's certainly not the view most homeowners would like to see from their private home's windows, doors, back yards, front yards, sidewalks, etc!

This doesn't even take into account the additional traffic, litter, crime, etc. that sadly can accompany commercially zoned areas.

Numerous homeowners/taxpayers **and** their property values will absolutely be **negatively impacted** by the offensive proximity and visibility of such commercial/business structures and their accompanying side effects.

Of course this is merely the opinion and plea of a McKinney homeowner, taxpayer, and voter.

Regards -

BJ Ettle

4707 Monte Vista Lane

Eldorado Heights I

McKinney, TX 7070

Samantha Gleinser

Subject: FW: Storage Units

From: Kelly Kitch
Sent: Sunday, November 17, 2013 3:14 PM
To: Samantha Gleinser
Subject: Storage Units

Mrs. Gleinser,

As a homeowner in the Eldorado Heights I division, I am very concerned with the building of storage units near the entrance into our neighborhood. Currently, the feel of our neighborhood is family friendly and inviting. Having this built will disrupt this feel tremendously. I am concerned about decreasing our home values due to this being uninviting and just overall an eye sore in a residential area. Please support our neighborhood and deny this from being built. If there is anything further I can do to prevent this from going forward, please just let me know. We love our neighborhood and have felt it was peaceful and welcoming.....this is something worth fighting for.

--

**In Him,
Kelly Kitch
PTO Volunteer Coordinator**

"Be JOYFUL in HOPE, patient in affliction, and Faithful in PRAYER." Romans 12:12

Samantha Gleinser

Subject: FW: Re-zoning of Lake Forest/McKinney Ranch Parkway

From: Kevin Frantz
Sent: Thursday, November 14, 2013 8:07 PM
To: Samantha Gleinser
Subject: Re-zoning of Lake Forest/McKinney Ranch Parkway

Good Evening Ms. Gleinser,

I am writing to express my concern in the sought zoning change in my neighborhood.

Living next to the greenbelt, I enjoy the views, open space and visiting with my fellow neighbors who frequent the trails and park. The views are currently pleasant and the openness provides a sense of security. People and families utilize the park and the trail for a soothing stroll, exercise or to spend quality family time together. I also utilize the trail for exercise, walks with my family and I have envisioned this area as the place where my 5 month old son would grow up and we would spend many days taking walks, playing at the park and teaching him ball.

In the best interest of my family, my fellow neighbors, property values, environment and the broad economic interest of the City of McKinney, I strongly oppose the zoning change and building of storage facilities so close to our homes, parks and trails. The revenue generated by this construction will not bring a greater financial gain to the city but rather destroy property values and lower property taxes for the homes which surround this site. The repercussions of decreased property values will spread throughout the neighborhood and adjacent neighborhoods as home values and sell values are determined in comparison to other homes in your area. From a financial perspective, the gain is minimal if not a defecate and if you calculate the weight of the environmental impact, the distasteful structure in such close proximity of neighborhoods and schools, the seclusion it will provide to criminals, the beautiful park and trail landscape it will destroy and the understandably disgruntled residents, the irreversible impact surely brings more damage than good to the city of McKinney. Not that I am excited about the development of this adjacent land but realistically I know one day it will happen. I just ask that the counsel be more patient and selective in the decision to develop such a critical piece of land that is so close to our homes and negatively impacts so many. Please, I ask that you take careful consideration on the ultimate price that we will all pay to fund this business. I pray and I ask that the power and faith that we have vested in the counsel will represent the citizens and truly seek the City of Mckinney's best interest. I believe if we weigh all factors that this type of facility will impose, it is apparent this is not the right development on such a critical piece of land.

Additionally, According to McKinneytexas.org, I believe the zoning change would not uphold the principles in which the City of McKinney stands for. I have highlighted some key points referenced in Section 9 of the Comprehensive plan for the City of McKinney.

Thank you for your time and thank you for your consideration in keeping our neighborhood beautiful.

Concerned Resident

Kevin Frantz

4920 Redwood Drive

The Parks, Recreation and Open Space Element of the comprehensive plan serves as a guide for decision making regarding the number, type, and location of future parks to complete the parks system within McKinney.

This element identifies goals and objectives for the development of the parks, recreation and open space system in the City of McKinney. It establishes the levels of service (LOS) and standards for each park type and makes recommendations for policies that will help achieve the quality of service expected by the citizens of the community.

The McKinney Comprehensive Plan's Parks, Recreation and Open Space Element has been created as the link between the adopted Parks, Recreation and Open Space Master Plan and the Land Use Element of the Comprehensive Plan.

9.1 Goals and Objectives

The development of goals and objectives that provide direction for McKinney's park system is necessary to ensure that all aspects of the parks element work toward a common end result. The following are the goals and objectives set by the Parks, Recreation and Open Space Master Plan, which complement the goals and objectives of the Comprehensive Plan. These goals were developed through the public participation portion of the Parks, Recreation and Open Space Master Plan process, which included user surveys, focus groups, and phone surveys.

Goal 1. Expand the park system to maintain and enhance the physical form and image of the City of McKinney.

- Parks should be timeless.
- Parks should be unique to McKinney to celebrate its character and qualities.
- Parks should be site specific and integrate well into the urban design and landscape of the surrounding area.
- Open space should be prevalent enough and interspersed to present an image that McKinney has a great amount of open space.
- Image helps economic development, therefore the economy.

Goal 2. Preserve and protect open space, cultural landscapes and natural resources within the City.

- Open space is valuable; use it to preserve, solidify, and announce McKinney's image, as part of the City's systems of portals.
- Use open space to protect creeks, tree covered areas, prairie land and agricultural landscapes.
- Keep McKinney looking like McKinney by not developing everything.
- Plan to protect the creeks and important view sheds.

Goal 3. Provide a system of green infrastructure that links parks, schools, neighborhoods, businesses/retail areas, greenbelts, and open space through physical connections.

- "Green" is appropriate and necessary.
- Plan today for a green, walkable and bikeable community tomorrow.
- Open space benefits both the environment and people, e.g. clean

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area, clean water, flood protection, carbon sink, etc.

- Green infrastructure promotes healthy activity.
- Provide a sustainable recreational & transportation infrastructure within the City.
- Green infrastructure comprises alternative transportation.
- Green infrastructure ensures a connected community.

Goal 4. Create and provide a variety of opportunities accessible to every citizen meeting the needs of a diverse citizenry and supporting the individual, family, and community health and well-being of all.

- Enhanced well-being leads to improved quality of life.
- Recognizing diversity means understanding individual's desired outcomes and different programs, accessibility, and approaches.
- Adults & children have different needs.

- Varied but coordinated opportunities serving a diverse citizenry will help bring people together as a community.

Goal 5. Optimize the utilization of existing resources across other public, private, nonprofit and commercial entities through shared resources, partnership, etc.

- Create a structure and process for implementing a comprehensive sharing plan.
- Understand and define the criteria that are essential for the City to participate (legal, financial, ethical, etc.).
- Create opportunities for outside assistance with funding.
- Understand the inter-relationship between parks, open space and a healthy economy.
- Connect community through city and non-city cooperation and interaction.

Goal 6. Maintain the character and community feel of the City as it grows and ages.

- During the public input process, the overwhelming message was that the McKinney citizens cherish its “character and community feel.”
- McKinney has never looked like a Dallas suburb; its future vision is to be unique;
- Definable uniqueness is an advantage in economic competition for employers and residents.
- Maintenance of the community feel will enhance the unique image of the community and attract businesses.

9.2 The Planning Process

The Parks, Recreation and Open Space Element of the Comprehensive Plan incorporates the public input, data, and results of the adopted City of McKinney Parks, Recreation and Open Space Master Plan.

During the creation of the Parks, Recreation and Open Space Master Plan, critical park issues were identified through workshops, public meetings, user surveys, and focus groups. The purpose of the community meetings and user surveys was to obtain perceptions, opinions, and priorities from the citizens of McKinney about current and future parks and recreation needs. From this, the park standards were updated, a needs analysis including prioritization of those needs was prepared, and implementation techniques were developed. These standards, needs, and

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Section 9: Parks, Recreation, and Open Space Element
techniques were incorporated into this section of the Comprehensive Plan. The Parks, Recreation and Open Space Master Plan is typically updated every five years.

9.3 Park Types

Park sites and their facilities are classified in McKinney as neighborhood, community, special purpose, linear parks, greenbelts and hike and bike trails, regional parks, and natural areas and open space. The multi-purpose nature of these parks allows for a mixture of park facilities within each park as noted below.

Neighborhood Parks

Neighborhood parks are considered the primary focus of municipal park systems because they serve as the focal point of neighborhoods. Ideally, they provide amenities and recreation space for the entire family but are within easy walking or cycling distance of the people they serve.

The neighborhood park typically serves one large or several smaller neighborhoods. The standard size of a neighborhood park in McKinney is approximately 10 to 20 acres. Neighborhood parks should be accessible to residents who live within walking distance of the park. Ideally, neighborhood park facilities should be located within a ½ mile radius (or five to ten minute walk) of the residents who will use those facilities.

Neighborhood parks are generally located away from major arterial streets and provide easy access for the users that surround it. A neighborhood park should be accessible without having to cross major arterial streets.

Neighborhood parks are frequently located adjacent to elementary schools in order to share acquisition and development costs with the school district. Adjacencies of park and school grounds allow for joint use and sharing of facilities. It also lends itself to the community's involvement with the school grounds and vice versa, leading to a synergistic result that adds to the quality of life for everyone.

The spacing of the neighborhood parks is heavily influenced by the location of elementary schools. The residential future land use plan modules have been generally sized based on MISD target elementary school populations.

Typical facilities within a neighborhood park include:

- Playground equipment with adequate safety surfacing around the playground
- Unlighted basketball courts and half courts
- Active areas for unorganized play and practice fields
- Picnic areas with benches, picnic tables and cooking grills
- Shaded pavilions and gazebos
- Jogging and exercise trails
- Unlighted tennis courts
- Security lighting
- Drinking fountains

The overall design and layout of a neighborhood park is important to its final quality and timelessness. These parks should generally be designed with the programmed space – playgrounds, pavilions, basketball courts, etc. – clustered into an “activity zone” within the park. These areas need ample seating and shade to be hospitable

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year round. Siting these areas near existing stands of trees is strongly recommended as this eliminates the years of waiting for shade trees to mature. The open / unprogrammed space should be visible from this activity area, but should be clearly delineated through plantings and hardscape features such as paved trails and seatwalls. Finally, a loop trail is today considered an essential component of a neighborhood park. It is important to design a neighborhood park that is unique in character, respond to the surrounding environment, and provide unique experiences for the park's users.

Parking for neighborhood parks will vary based on the size of the park, the facilities it contains, and the number of users. Opportunities to share parking may be beneficial to different yet compatible functions, such as libraries, schools, City buildings and the like.

The Community Park

Community parks are larger parks that serve a group of neighborhoods or a portion of the City. Community parks are usually reached by automobile, although residents adjacent to the park and trail users may walk or cycle to it, rendering them de facto neighborhood parks. A variety of recreational facilities are provided, including, in some cases, lighted playing fields for organized sports, hike and bike trails and sufficient parking to accommodate participants, spectators, and other park users.

There are two typical types of community parks – active and passive. Active community parks typically focus on high-intensity uses such as lighted competitive game fields, recreation centers, and manicured vegetation. Passive community parks, on the other hand, typically have low-intensity uses such as hiking, picnicking, and free play and generally have a large amount of natural and unprogrammed space in the park.

The typical community park should be large enough so it can provide a variety of amenities while still leaving open space for unstructured recreation, practice space, and natural areas. The park should also have room for expansion, as new facilities are required. The standard size of a community park in McKinney ranges from 40 to 100 acres in size, serving an area 2-3 miles in diameter.

Community parks should be located near a major thoroughfare to provide easy

access from different parts of the City. Where possible, care should be taken to provide adequate buffers to adjacent residential streets, minimizing noise and bright lights at night (specifically important for active community parks). A good option to be considered is “cut-off” or “directional” lighting, which allows light patterns to be controlled, thereby avoiding undesired lighted areas. Because of the requirement for lighted facilities, it is often desirable to have active community parks located adjacent to commercial, retail, and/or light industrial areas, rather than residential neighborhoods.

Depending on community park type, facilities generally located in community parks may include:

- Playground equipment with adequate safety surfacing around the playground
- Active free play areas
- Picnic areas and pavilion(s)
- Unlighted practice fields for baseball, soccer, football, softball, etc.
- Restrooms
- Natural open space

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- Jogging, bicycle and nature trails
- Lighted ball fields, suitable for organized competitive events
- Lighted multi-purpose practice fields
- Recreation center (if appropriate)
- Security lighting

Other facilities as needed which can take advantage of the unique characteristics of the site, such as nature trails or fishing adjacent to ponds, swimming pools, skateboard parks, amphitheaters and even community gardens.

Parking for a community park varies based on the facilities provided and the size of the park. Consideration should always be given towards the concept of “shared parking”, whereby parking may be shared with adjacent land uses such as schools, City facilities, etc.

Special Purpose Parks

Special purpose parks are designed to accommodate specialized recreational activities. Because the facility needs for each activity type are different, each special purpose park usually provides for one or a few activities. Examples of special purpose parks include:

- Golf courses
- Athletic fields or complexes
- Nature centers or large natural preserves
- Botanical Gardens/arboretums
- Swimming pool centers
- Aquatic Parks
- Pocket Parks
- Recreation Centers
- Senior Citizen Centers
- Tennis complexes
- Dog parks
- Skate parks/BMX tracks
- Cemeteries

Linear Parks, Greenbelts and Hike and Bike Trails

Linear parks and greenbelts are open park areas that generally follow some natural or man-made feature that is linear in nature, such as creeks, abandoned railroad rights-of-way or power line or utility corridor easements. Properly developed to facilitate pedestrian and bicycle travel, these parks can serve to link or connect other parks in the local system, as well as schools, libraries, and other major destinations. No specific standards apply to linear/linkage parks other than to be large enough to adequately accommodate the trail and provide a connection between each end. Linear parks can also serve as effective linear greenbelts, which preserve open space and provide trail connections along a natural or landscaped

man made feature.

Hike and bike trails, often found in linear parks, serve to provide active and passive recreation as well as connections between parks and other destinations within the City. A trails system should be established to serve both recreation needs and as a means to alternative transportation choices and connections throughout the City. In a few instances, a typical off-street trail through a greenbelt is not a possibility due to lack of right-of-way or other constraints. In such instances, trails along streets within existing right-of-way are options for achieving a connected, city-wide trail

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system. Such a system should provide each resident with quick and easy access to parks, schools, retail, and employment areas.

The Regional Park

Because of regional importance and relevance, regional parks serve the entire City of McKinney as well as other surrounding cities. This may be due to their natural characteristics including habitat, geological formations, and/or aesthetic beauty. Other reasons may be the role that a particular site plays in issues of regional importance such as historical memorial, habitat protection or ecological service (including water conservation and flood protection).

The size of a regional park can vary from less than one hundred acres to several thousand acres, depending on the purpose and character of the site. Regional parks are often under single ownership and under the control of county and state government. Major thoroughfares should be located adjacent to regional parks in order to accommodate the large number of visitors that may be expected to arrive by automobile.

Natural Areas and Open Space

The benefit and inclusion of places that are nature areas or un-programmed open space has been largely overlooked in the context of typical parks master plans. Conservation and preservation are especially valuable as, over time, natural resources disappear in our cities and natural habitat is wiped out. The value of walking through historic and natural places that have been left untouched is immeasurable. Such opportunities are rapidly becoming rare, and the identification and protection of such areas is urgently needed in most cities today. Cities that marshal the will and act quickly to conserve natural resources demonstrate the foresight and resolve necessary to ensure that future generations may enjoy something of beauty and timelessness.

Nature areas and open space are part of a city's resources and are its "natural gems." The value of such land may have visual, historic, and cultural appeal that imprints upon the visitor and creates a sense of place as well as of lasting memories. Wilderness, creeks, lakes, prairies, and particular geologic formations or topographic change may all be considered elements worthy of protection, public access, and celebration. As un-programmed space, there is the added benefit of these areas as "self-maintaining". There may be the occasional need to check for hazards, but maintenance is generally not a significant factor. Other than recreational and aesthetic opportunities afforded by natural areas, they also have huge economic value to society in terms of ecological services provided - functions like water and air purification, carbon sequestration, flood attenuation, pollination, air cooling, and positively effecting human health and well-being.

The East Fork of the Trinity River, Wilson Creek, Honey Creek, Rowlett Creek and all of their tributaries provide unique natural beauty and memorable recreation for the citizens of McKinney. The aesthetics and recreational value of natural water features available to the public is immeasurable. The protection of both riparian vegetation and habitat is essential to water quality and wild life diversity and ultimately to all citizens of McKinney.

Figure 9.1: Preservation Plan graphically depicts flood-prone land that possesses, to varying degrees, environmental, cultural, and/or visual assets worthy of acquisition and preservation. These high priority areas should be preserved through parkland dedication or easements, preserving the open space and

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Section 9: Parks, Recreation, and Open Space Element providing public access. The Parks, Recreation and Open Space Master Plan is in full support of this vision and regards the Preservation Plan as a foundation for the protection of open space and natural areas in McKinney.

Other opportunities for open space land dedication include:

- Creek corridors that include a buffer area beyond the 100 year flood line depending on unique site features.
- Secondary tributary streams or swales that can create linkage “fingers” to adjacent neighborhoods by means of trail connections.
- Land identified as possessing natural and cultural importance including wetlands and their buffers; moderate and steep slopes; groundwater resources and their recharge areas; woodlands; heritage farmland; significant wildlife habitat; historic and archaeological features; and scenic view sheds.

9.4 Existing Conditions

Existing Parks and Recreational Facilities Systems

The City of McKinney Parks, Recreation and Open Space Department is responsible for the programming, maintenance, and planning for park and recreational services in McKinney, and provides most of the traditional public parks and recreational facilities. There are currently 47 park and recreational facilities including one recreation center, one community center, one municipal golf course, and two disc golf courses. The City also owns and operates the McKinney Senior Recreation Center, which includes an indoor swimming pool.

McKinney's park and open space system consists of six classifications: neighborhood parks, community parks, special purpose parks, linear parks, greenbelts and hike and bike trails, regional parks, and natural areas and open space.

9.5 Analysis

McKinney is situated in rolling terrain, primarily associated with two major floodplains, the East Fork of the Trinity River and Wilson Creek, and their tributaries, which comprise more than 11,000 acres.

The Comprehensive Plan identifies areas which are less suitable for development based on natural features, including the FEMA-designated 100-year floodplain, slopes greater than 15%, natural and urban tree cover, and certain soil types. Most of these prohibitive factors occur in conjunction along the 100-year floodplain.

In addition, the Comprehensive Plan identifies existing land use, zoning, and visual landmarks that may have an impact on future park locations to serve as natural scenic gateways. Taking advantage of the rolling terrain and natural beauty of McKinney's primary floodplains, the City's community and regional parks should be located primarily along the East Fork of the Trinity River and Wilson Creek. Neighborhood parks should also take advantage of these natural resources when possible, but the primary purpose of these parks is to provide recreational opportunities within residential developments.

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9.6 Land Standards by Park Type

Since 2003, the City has had an adopted target Level of Service (LOS) of 25 acres per 1,000 residents, which is significantly more than the regional average, and that recommended by the Collin County Open Space Plan (18 acres/1,000). This standard includes both floodplain and open space. This is also the same standard established by Texas Parks & Wildlife. The average standard for parkland in the Dallas/Fort Worth Metroplex is 11 acres per 1,000 residents. The Parks, Recreation and Open Space Master Plan also follows the park acreage standards set forth by the NRPA (National Recreation and Parks Association). The NRPA target standard for neighborhood parks is 1-2 acres per 1,000 population and for community parks, 5-8 acres per 1,000 population. More information on the City's parkland and recreational facilities can be found in Tables 6.1 and 6.2 of the Parks, Recreation and Open Space Master Plan.

McKinney's high standard reflects the determination of the City to preserve as much floodplain land as possible of the East Fork of the Trinity River, Honey Creek, and

the Wilson Creek corridor for undeveloped open space. Both private and Cityowned land could be preserved within the floodplain.

The acreage and facility standards contained in this section are reflective of the local needs, trends, National Recreation and Parks Association (NRPA) standards, demand levels in McKinney, comparative data from other Dallas/Fort Worth Metroplex cities, and the experience and observations from a park planning and design consultant with emphasis primarily in north central Texas. More detail on these standards is found in the Parks, Recreation and Open Space Master Plan. Standards and guidelines are useful criteria for quantifying the land and facility requirements of a parks and recreation system. However, these standards should be viewed as guidelines rather than rules. A City's park plan must reflect the unique needs and desires of the community in establishing any local standards and will likely undergo revision as the community builds out.

9.7 Future Parkland and Facility Needs

The Parks, Recreation and Open Space Master Plan identifies a strong need to acquire parkland and recommends that a concerted, targeted and expedited effort be made toward this end. Acquisition of land should be focused on the provision of neighborhood parks, community parks, linear parks, special purpose parks, and the protection of habitat, cultural landscapes and open space. Desirable locations for parkland to be acquired are shown in the Existing & Proposed Community & Neighborhood Parks found in the Parks, Recreation and Open Space Master Plan.

Neighborhood Parks

About 35 new neighborhood parks are recommended for the entire City at buildout conditions. At a size of 10 to 20 acres per park, this constitutes an average of 525 acres to be acquired over the next 10 to 15 years and beyond. This will bring the City well into the target standard of 2 acres per 1,000 population at build-out. Recommendations for achieving this target are acquiring sites that are easily accessible and that have sufficient land that is useful for multi-purpose ball field development; continuing the practice of park dedication by developers as new communities are built; considering acquisition of land for neighborhood parks in conjunction with the school district's needs in order to ensure the development of

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Samantha Gleinser

Subject: FW: EHOAA Self Storage Rezoning

From: Jason Switzer
Sent: Tuesday, November 12, 2013 4:48 PM
To: Samantha Gleinser
Subject: EHOAA Self Storage Rezoning

Please do not rezone this to a self storage. This would bring minimal tax dollars, drive residents away, and would be an unsightly eye sore that would appear too dissimilar from the rest of the mostly residential area.

A better use of the land would be if the city developed it as an extension to Winniford park.

Jason Switzer
3107 Cactus Drive

Samantha Gleinser

Subject: FW: Storage Units at Highlands & Eldorado

From: Matt Brown
Sent: Tuesday, November 12, 2013 2:35 PM
To: Samantha Gleinser
Subject: Storage Units at Highlands & Eldorado

This email is in protest of the plans to build storage units at Lake Forest & Highlands Dr. This property is not zoned for this type use and should remain so. This is a neighborhood, adding an industrial item such as a storage facility will drive our home value down. This is exactly why the zoning exists.

The proposed property is along the path that children walk on their way to McGowen Elementary. Storage Units are largely unsupervised and not safe.

There are plenty of areas in close proximity to the proposed property that would be better suited to this type of business where they would be surrounded by other businesses, not homes.

Please do not allow this zoning change.

Matt & Tina Brown
3309 Palmtree Dr, McKinney, TX

Samantha Gleinser

Subject: FW: No Storage Units at McKinney Ranch and Lake Forest!

From: Flent Ballantyne
Sent: Tuesday, November 12, 2013 3:13 PM
To: Samantha Gleinser
Subject: No Storage Units at McKinney Ranch and Lake Forest!

Dear Samantha,

I am a Homeowner within Eldorado Heights Home Owner Association at 4611 Spanishmoss Dr, McKinney, TX 75070. I would object to the greatest extreme possible to having storage units near my home at McKinney Ranch and Lake Forest and I use storage units!

Please stop them!

Sincerely yours,

Flent Ballantyne

Samantha Gleinser

Subject: FW: Rezoning of Lake Forest/McKinney Ranch

From: Anna Pertsovsky
Sent: Tuesday, November 12, 2013 3:27 PM
To: Samantha Gleinser
Subject: Rezoning of Lake Forest/McKinney Ranch

Ms. Gleinser,

I am writing in regards to a proposed zoning change in the area of Lake Forest and McKinney Ranch. It is my understanding that an investment company is seeking the change to build a storage facility. Below are some of my concerns regarding this change.

One of the bigger selling points of living in the Eldorado Heights neighborhood, is the beautiful landscape surrounding it. Our house is close to a cul de sac that overlooks that area, and I would much rather see kids playing there rather than see the back of a storage facility. This structure would also block the view of our park, where families from the neighborhood often gather. The green space next to the park is wonderful for picnics, sports, and general recreation.

Another big concern with a storage facility being so close to the neighborhood is safety. Storage units will bring extra traffic into the area, with potentially dangerous individuals that have no regard for the safety of our families. Children will not longer be able to ride their bikes safely along the trail surrounding the community. The park will also be crowded with undesirable individuals. With the view of the park blocked off, it makes it more difficult to monitor its safety.

When you take away the serenity of the area, and add extra safety concerns, property values plummet. I am sure that is not something the City of McKinney wants for their residents.

Please take these concerns under careful advisement, and not grant the re-zoning request.

Sincerely,

*Anna Pertsovsky
4913 Monte Vista Lane
McKinney, TX 75070*