

Suzanne Porter

From: forms@formexperts.com on behalf of Form Processor <forms@formexperts.com>
Sent: Sunday, June 21, 2015 9:23 AM
To: Project Input
Subject: Z15-0018

Follow Up Flag: Follow up
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Form Name	Project Input Form
Date Submitted	06/21/2015 09:22:36 AM

Project Name and/or Number: Z15-0018

Project Location: SEC Lebanon & Rock Creek

I am: OPPOSED to this request

Comments/Explanation: I don't believe the traffic flow at this difficult intersection will easily handle a commercial property. The new residential housing in this area is selling well and could support additional housing on this land rather than commercial.

Questions: I understand a traffic light is planned for this intersection. Will it be added when this facility opens. Also, will another access point be added on Lebanon. I don't think there is much room east of this intersection for an access point. What is the planned traffic flow to handle this commercial property. I also believe the new 4th Army intersection will complicate the traffic flow in this area.

First Name: Brett

Last Name: Huisman

Address: 4591 Rock Creek Ln

City: Frisco

State / Province: TX

Zip / Postal: 75034

Email Address: bhuisman@msn.com

Phone Number: 214-636-2464

**I heard about this
request via:**

City Website

**Please check all that
apply:**

I live nearby, I own property nearby

Suzanne Porter

From: Scott Norris <snorris@tomlininvestments.com>
Sent: Thursday, July 16, 2015 4:53 PM
To: Suzanne Porter
Cc: Amy Mathews; John Lettelleir
Subject: FW: Zoning case 2015-0018

Please see attached response from the HOA

From: Alice McKee [mailto:amckee@cmamanagement.com]
Sent: Thursday, July 16, 2015 4:26 PM
To: Scott Norris
Cc: 'Dustin Kennedy'
Subject: RE: Zoning case 2015-0018

Scott -

Thank you for your email. I communicated with Dustin Kennedy, the board president, regarding the proposed zoning changes out outlined below. Based upon our understanding of the information, the zoning does not affect the entire neighborhood and/or the HOA; therefore there is no need for the HOA board to get involved with the rezoning issue. Unless and until a resident brings concerns to our attention regarding the rezoning and ask us to get involved then we may. Lastly, since the HOA does not own the property, there is really nothing the HOA can do about the rezoning.

Please let me know if you have any questions or need any additional information.

Regards,

Alice McKee, CMCA, AMS, PCAM
Community Association Manager
RTI/ Community Management Associates, Inc., "CMA"
Winner of the American Business Ethics Award and Greater Dallas Business Ethics Award

Heritage Lakes Homeowners Association
Phone: (972) 668-2929
Fax: (972) 668-9166
amckee@cmamanagement.com
Customer Service: www.cmamanagement.com



From: Scott Norris [<mailto:snorris@tomlininvestments.com>]
Sent: Thursday, July 16, 2015 2:59 PM
To: Alice McKee; Jessica Thibault; dktxas5324@gmail.com
Cc: Laura Gallman
Subject: Zoning case 2015-0018

Ms. McKee, Mr. Kennedy;

The purpose of this email is to provide information to you and your residents of a submitted application to the City of Frisco to rezone a very small portion of property. I am the Property Manager for a company who is coordinating the development with a small private school for this property to be rezoned by the City of Frisco. I would like meet with you and the President of the Board to discuss all or any information, answer all questions and to address any concerns that may arise from this zoning case. The reason for the zoning case is a shift in the alignment for Lebanon Road as it was being constructed. The original plan was to take the road West in a straight line as it was adjacent to your development. There are a series of overhead electric transmission lines that cross the roadway as the topography drops off to the west. The original configuration of the road created problems of separation in height with the traffic and the power lines during the summer months. The roadway was reconfigured to curve to the northwest to cross under the electric lines in a location that provided more vertical separation between the lines and the traffic on the proposed roadway. This shift in alignment created a strip of land that was to be the right-of-way for the road that was zoned in conjunction with the Planned Development District that is now the Heritage Lakes community. This property strip in question is outside the boundary of the community. The ownership is the same for both the small one acre strip of land and the remainder of the property that is currently being planned for a private school.

Although many different uses are allowed on the property, the proposed school is a very good use for the property being limited by homes in your community and the new development that is to the west of your neighborhood. The development of the private school will be ongoing with the City for site plans and construction documents for several months to come, I will be happy to go over that information. Two exhibit are attached, one showing a close proximity view of the actual property being rezoned in yellow with a few residences that are highlighted in red. These tracts fall into the 200 foot boundary that is required for notification by the State of Texas. The Second exhibit depicts a much larger area that will be receiving a Letter of Notice of the public hearing because the tract in question was included in the original zoning case that created your community of Heritage Lakes and an area that is 200 feet beyond the survey description of that original case.

This proposed zoning modification in no way changes any existing homes or structures. The survey description will remove it from the Heritage Lakes boundary that was Right-of-way, thus shifting it to match the existing zoning of the adjacent property under the same ownership that is outside the wall of Heritage Lakes.

Please find attached an exhibit of the property involved. We have been the owner of the adjacent property for many years. The zoning is being handled by the City of Frisco and there will be a Public Hearing with both the Planning and Zoning Commission and the City Council.

Please do not hesitate to contact me at any time to discuss any information, questions or concerns. Below you will see all of my contact information listed.

Thank you for your time.

Scott Norris

214-773-0577

snorris@tomlininvestments.com

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