

Name: Phillip Reid

Address: 124 Ranchway Dr, Burleson TX 76028 (property #7 on plat)
682-201-1192

Is concern or question listed on the agenda ? Yes

What is Case Number associated with the development application: **Case 23-350**
(625, 631, 637 Mockingbird Ln).

Please state concern or comment:

My concern is what is the negative impact resulting from the proposed zoning change from Ag to commercial zoning. Mockingbird Ln is currently unpaved caliche, and the dust and grit raised by vehicle traffic ends up in my pool and all over the patio and backyard. Also the current use has large trucks entering the main neighborhood entrance and transiting through the residential area, instead of using the Mockingbird Ln entrance from HW 174. This has been a nuisance since we moved in 20 years ago, the developer and the City should not have allowed the entrance/easement in the first place. The property usage has fluctuated up and down over the years, and we have learned to live with the problem. However when we purchased my property, my understanding was that the Mockingbird lots were zoned Ag, and there would be limited usage of the facilities.

My concern is that changing the zoning will result in increased traffic and an even larger nuisance to my property and the neighborhood at large, and as a result I am completely opposed to the zoning change. Both myself and the neighboring property at 128 Ranchway Dr have established wildlife sanctuary status on our properties, and the increased vehicle traffic and commercial use of the properties in question will negatively impact the wildlife.

If in the event that the zoning change is approved, I would request that the property owner be required to pave Mockingbird Ln from HW174 to a distance at least 250 yards beyond the houses located on Ranchway, in order to reduce the noise and dust. Furthermore, I would request that all traffic to the property be required to use the Mockingbird Ln entrance from HW174, to avoid the traffic in the neighborhood on Ranchway Dr.