

To whom it may concern:

Notation* The following is directed for use in the "Citizen Comments" via "Public Hearing Comments" for the planning and zoning commission meetings. Please include and/or address our concerns In regard to zoning change request case ZC-21-17.

I received a notice by mail in regard to a zoning change request Case no ZC-21-17. In reviewing the request for a zoning change to HC (heavy commercial) along with the corresponding applicable city code , I noticed that truck stops were included in that zoning classification. It was my understanding that the site was to be a convenience store with fuel sales, not a truck stop. If there are no heavy truck fueling or parking areas we have no reservations or objections in regard to a zoning change to HC zoning. That having been said, however; we would be deeply troubled if the site were to include fueling facilities and/or parking for heavy trucks. We would vehemently object if those items were to be part of the plan for the site. We would be adverse to:

- a) The noise pollution for the existing homes adjacent to the site along with the current and future residential sites for our property and the nearby Trace development.
- b) The adverse lighting that would affect both our current and future residential use of the area around the site in question, and of course ; the rest of our 170 acres of land along with the nearby Trace development.
- c) The impact of heavier vehicle traffic on adjoining streets and roads in our area neighborhoods.

We appreciate your time and efforts in addressing our concerns with the zoning change request. Thank you.

Reagan T. Dickerson

Las Colinas San Marcos Phase 1 LLC