

Re: Public Hearing Notice – Zone Case # 20—0146Z

This Submittal Should Be Included in the Meeting Record

I oppose the proposed rezoning for the following reasons:

1. Too Close To Existing Single-Family Homes

The proposed property is too close to single-family homes in Pinehurst subdivision, particularly my home. None of the following 6 existing multi-family properties along Wilson Creek Parkway and surrounding area is located close to or near single-family neighborhood.

- (1) Re New McKinney
- (2) Bent Creek
- (3) Treymore At McKinney
- (4) Jefferson Terrace
- (5) Towne Creek
- (6) Tuscany At Wilson Creek

2. No Proposed Property

Homeowners in Pinehurst neighborhood do not have information about the proposed property, such as whether the property:

- i. Is a conventional apartment building, low-income housing, mixed-income housing, etc
- ii. Will be gated or not.
- iii. Will have multiple buildings, and how many units
- iv. Is multi-story or single-story. If multi-story, how many stories.
- v. Comes with amenities, and what type.

3. Home Values

The proposed property has the potential to negatively impact the home values in the Pinehurst neighborhood, particularly those that are adjacent or directly abut the proposed property. This will result in capital loss to the homeowners.

4. Quality of Life

Pinehurst neighborhood is a quiet, peaceful, safe, and secure neighborhood. The proposed property has the potential for many negative impacts on quality of life and threat to neighborhood character, thereby altering, degrading, and possibly injuring the reputation of the neighborhood. Things are very good now in Pinehurst neighborhood. Why allowing something that may destroy the goodness?

5. Privacy

The proposed property has the potential to cause loss of privacy, visual quality, and character of the neighborhood.

Festus Okolie, 1216 Big Bend Dr, McKinney, TX 75069

Caitlyn Strickland

From: Terri Ramey
Sent: Monday, November 8, 2021 3:50 PM
To: Caitlyn Strickland
Cc: Kathy Wright
Subject: FW: Online Form Submittal: Citizen Comments - 20-0146Z

1. 20-0146Z
2. Festus Okolie
3. 11/9/21 PZ Mtg.

Thank you,
Terri Ramey

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, November 8, 2021 2:46 PM
To: Deana Smithee <dsmithee@mckinneyedc.com>; Joanne Isom <jisom@mckinneyedc.com>; Linda Jones <ljones2@mckinneycdc.org>; Terri Ramey <tramey@mckinneytexas.org>; Kathy Wright <kwright@mckinneytexas.org>; Akia Pichon <apichon@mckinneytexas.org>; City Secretary <CitySecretary@mckinneytexas.org>
Subject: Online Form Submittal: Citizen Comments

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Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 11/9/2021

My public comments are for an item ON the Agenda

Agenda Item # Zone Case # 20-0146Z

Support or Oppose Agenda Item? Oppose

Public Comments

Due to legal requirements, the Council or specified Board cannot take action on Citizen Comments topics; however they can:

- *Provide statements of fact regarding the topic,*
 - *Request the topic be included as part of a future meeting, and / or*
 - *Refer the topic to city staff for further study, conclusion, or assistance.*
-

Comments

I oppose for the following reasons:

1 The proposed property is too close to homes in Pinehurst subdivision, particularly my home.

None of the following 6 existing multi-family properties along Wilson Creek Pkwy and surrounding area is located near/close to single-family neighborhood.

Re New McKinney, Bent Creek, Treymore At McKinney, Jefferson Terrace, Towne Creek, Tuscany At Wilson Creek.

2. Homeowners in Pinehurst neighborhood do not have information about the proposed property, such as whether the proposed property is apartment building, low-income housing, etc, will it be gated or not, number of buildings and units, multi-story or single story, if multi-story, how many, and what type of amenities, if any.

3. The proposed property has the potential to negatively impact the home values in Pinehurst neighborhood, particularly those that are adjacent/directly abut the proposed property. This will result in capital loss to the homeowners.

4. Pinehurst neighborhood is a quiet, peaceful, safe, and secure neighborhood. The proposed property has the potential for many negative impacts on quality of life and threat to neighborhood character, thereby altering, degrading, and possibly injuring the reputation of the neighborhood. Things are very good now in Pinehurst neighborhood. Why allowing something that may destroy the goodness?

First Name	Festus
Last Name	Okolie
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Zip	75069
Email Address	

Email not displaying correctly? [View it in your browser.](#)