

Zone2018-0122

Mr. Soto,

I live at the apartments Discovery at Rowlett Creek, my son goes to Ogle Elementary, and this zoning request does not fit in with the area. You have residential areas on all sides, this will cause noise issues as well as more traffic in an area that is already bad. If this is permitted it will be putting us in risk of dealing with disturbances from more people making it unsafe for the kids to walk to and from school bring more traffic close to a playground, and a biking/walking trail used by all in the area. This area should be kept as is for all residents currently residing, for the safety of the children and the residents. At that there is a car wash that just opened up at Stacy and Custer not even a 2 minutes down the road. I think this is a very bad idea and could cause people to move away from the area.

If you have any questions please feel free to contact me.

A concerned effected resident
Christina Titus

Rowlett Apartments, LLC

Leawood, KS 66206

March 26, 2019

David Soto
Planner, City of McKinney
222 N. Tennessee St.
McKinney, Texas 75069

Zone2018-0122

VIA EMAIL: dsoto@mckinneytexas.org

Dear Mr. Soto:

On behalf of Rowlett Apartments, LLC, I am writing to express our opposition to zoning case no. 18-0122Z.

Rowlett Apartments, LLC owns Discovery at Rowlett Creek Apartments, a multi-family community directly north of the 13 acres proposed to be rezoned. The property is currently zoned Neighborhood Business, which is a lower-intensity commercial zoning district appropriate for this neighborhood of single-family and multi-family homes.

The applicant is seeking to upzone this property to C2, which would allow more intense commercial uses that would be incompatible with the surrounding residential uses. Moreover, we have received no information from the developer about their plans for the development of the 13 acres or their reasons for the proposed rezoning, other than designs for a proposed carwash on Custer Road. This lack of specificity or a definitive development plan indicates that this zoning request is speculative.

Due to the incompatible commercial intensity requested and the lack of detail in the proposal, we respectfully ask the City Plan Commission to deny this zoning application.

Sincerely,

Rowlett Apartments, LLC,
a Missouri limited liability company

By: Rowlett Apartments Investor, LLC,
a Delaware limited liability company,
its Manager

By: 
Paul Eingersh
Manager

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Dear Mr. Soto,

We live in Fairway Meadows, directly across Rowlett Creek from the proposed rezoning, and strongly oppose the the rezoning. This property is surrounded by residential properties, bought because of the lack of commercial property nearby, trees and wildlife. Besides the fact that there are 3 other car washes within a 3 mile radius, this is not needed. Nor are another drug store, nail salon, or dentist office, which this property is surrounded by. This intersection doesn't need to be like Custer and Stacey/Main nor Custer and Eldorado.

One week to reply to the rezoning notice is not enough time to for residents to rally against this. Please deny this request or delay the vote until the developer provides more detailed information and the residents can fully understand the impact on our neighborhood.

Thank you,

Kathleen van den Akker
8624 Lupton Drive

David Soto

Subject: FW: Resining at Custer and Silverado Trail

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On Mar 31, 2019, at 11:52 AM, Nathan Sheets wrote:

Morning Paul. Hope all is well. Unfortunately I was not able to make the rezoning meeting for the Planning Commission on Tuesday night. It is probably too late, but I wanted to express my opposition to this rezoning. I believe there needs to be amenities that reflect the needs of the nearest residents. I would actually like to see strategic thought put into this tract of land as well as the land just to the North, Story Book Ranch. Being on the edges of Stonebridge, north end of Craig Ranch and skirting the east side of Frisco, I believe something more reflective of Adriatic's would be much more appropriate and used. Let's not reflect the same mistake that was made on the east side of downtown along highway 5 lacking aesthetic appeal and community utilization. Thanks for letting me share. Let me know if you have any questions or thoughts. Thank you!

Nathan "Nate" Sheets

Nature Nate's

2924 Nature Nate Farms, McKinney, Texas 75071