

Michael Quint

From: Jennifer Walker [REDACTED]
Sent: Tuesday, November 08, 2011 11:53 AM
To: Michael Quint
Subject: Development at McKinney Ranch and Stacy Road

Michael,

I received your name as a contact to express my opinion on the referenced development.

I'm a resident of Brookstone and moved here to get out of apartment living and transient lifestyle for the dream of house ownership and community involvement. So, the thought of apartments going in all the open areas south and east of Silverado and McKinney Ranch is unsettling. Knowing that the builders want to remove garage requirements is even more upsetting knowing that it would lower the costs of the apartments and thus increasing the possibility of less than the desired quality of renters.

I appreciate your time and consideration of our community concerns.

Thanks!
Jennifer Walker
[REDACTED]

Development at McKinney Ranch and Stacy Road:

The developer of the property, 20+ acres just west of McKinney Ranch and Silverado / Stacy would like to build apartment complexes. My concern is, McKinney currently requires multifamily complexes to have garages for each unit as opposed to ground level parking. This was a spec changed in 2010 to try to improve McKinney's multifamily areas.

The developer would like to change that for his newly planned apartments, and have street level parking to drive the cost of the apartments down considerably.

Here is the PowerPoint plan, you can see the design they want with street level parking here - <http://mckinney.legistar.com/gateway.aspx?M=F&ID=74388025-11a6-456b-859c-b187af5a9927.ppt>

If you are opposed to the street level parking change, and would prefer the apartments have garages, you have two options.

You can email Michael Quint here (mquint@mckinneytexas.org) with your opposition, he will pass it along to the board. Alternatively, you can also go to the meeting in person on December 6th, contact Mr. Quint for details.

Michael Quint

From: Mark Ryan [REDACTED]
Sent: Tuesday, November 08, 2011 8:33 PM
To: Michael Quint
Subject: New Proposed

Dear Mr. Quint,

I'm writing in response to the proposed development just west of McKinney Ranch, Silverado and Stacy Rd. The developer would like to build an apartment complex and is proposing exemptions to zoning rules. I would like to state my objections to the exemptions allowing the development to have street level parking and to build within 150 of residential housing.

I would like the city to uphold all zoning laws. Once built, the clock can't be turned back. I'm concerned about property values in a weak market being further weakened by a developer looking to build a bottom dollar complex. I'm also concerned that such an establishment will bring in a large group of individuals who are not property owners and are not committed to our town and residential area.

Please keep in touch and update me on the details of the December 6th meeting.

Much appreciated,

Sincerely,

Mark Ryan
Brookstone Property Owner

Michael Quint

From: Shannon C [REDACTED]
Sent: Tuesday, November 08, 2011 6:05 PM
To: Michael Quint
Subject: Apartment Complex at McKinney Ranch/Silverado

Mr Quint,

I understand there is a developer of a property, 20+ acres just west of McKinney Ranch and Silverado / Stacy would like to build apartment complexes. My concern is, McKinney currently requires multifamily complexes to have garages for each unit as opposed to ground level parking. This was a spec changed in 2010 which I support to try to improve McKinney's multifamily areas. The developer would like to change that for his newly planned apartments, and have street level parking to drive the cost of the apartments down considerably. I am opposed to the street level parking change, and would prefer the apartments have garages.

Furthermore, there is a statement on their PowerPoint about the city allowing the apartment being build within 150 feet of residential housing. The city should uphold this requirement of distance between residential and multifamily housing as well. My property borders the south side of Brookstone and this development is literally in my backyard.

Thank you for your time.

Sincerely,
Shannon Coyle
Brookstone Resident

Michael Quint

From: [REDACTED]
Sent: Tuesday, November 08, 2011 3:21 PM
o: Michael Quint
Subject: Development at Mckinney Ranch and Stacy Road

Mr Quint,

I understand there is a developer of a property, 20+ acres just west of McKinney Ranch and Silverado / Stacy would like to build apartment complexes. My concern is, McKinney currently requires multifamily complexes to have garages for each unit as opposed to ground level parking. This was a spec changed in 2010 which I support to try to improve McKinney's multifamily areas. The developer would like to change that for his newly planned apartments, and have street level parking to drive the cost of the apartments down considerably. I am opposed to the street level parking change, and would prefer the apartments have garages.

Furthermore, there is a statement on their PowerPoint about the city allowing the apartment being build within 150 feet of residential housing. The city should uphold this requirement of distance between residential and multifamily housing as well.

Thank you for your time.

Sincerely,

Robyn Vorel
Brookstone Resident

Michael Quint

From: MEGAN THOMAS [REDACTED]
Sent: Tuesday, November 08, 2011 2:26 PM
To: Michael Quint
Subject: Opposing Barcelona development plans

Mr Quint,

I understand there is a developer of a property, 20+ acres just west of McKinney Ranch and Silverado / Stacy would like to build apartment complexes. My concern is, McKinney currently requires multifamily complexes to have garages for each unit as opposed to ground level parking. This was a spec changed in 2010 which I support to try to improve McKinney's multifamily areas. The developer would like to change that for his newly planned apartments, and have street level parking to drive the cost of the apartments down considerably. I am opposed to the street level parking change, and would prefer the apartments have garages.

Furthermore, there is a statement on their PowerPoint about the city allowing the apartment being build within 150 feet of residential housing. The city should uphold this requirement of distance between residential and multifamily housing as well. My property borders the SE side of Brookstone and this development is viewable from my backyard. This area is already saturated with large apartment complexes right across the street.

Thank you for your time.

Sincerely,

Megan Thomas

Megan Thomas
[REDACTED]

Michael Quint

From: Lori Turnbow [REDACTED]
Sent: Tuesday, November 08, 2011 1:45 PM
To: Michael Quint
Subject: Development at McKinney Ranch and Stacy Road

Mr Quint,

I understand there is a developer of a property, 20+ acres just west of McKinney Ranch and Silverado / Stacy would like to build apartment complexes. My concern is, McKinney currently requires multifamily complexes to have garages for each unit as opposed to ground level parking. This was a spec changed in 2010 which I support to try to improve McKinney's multifamily areas. The developer would like to change that for his newly planned apartments, and have street level parking to drive the cost of the apartments down considerably. I am opposed to the street level parking change, and would prefer the apartments have garages.

Furthermore, there is a statement on their PowerPoint about the city allowing the apartment being build within 150 feet of residential housing. The city should uphold this requirement of distance between residential and multifamily housing as well. My property borders the south side of Brookstone and this development is literally in my backyard.

Thank you for your time.

Sincerely,

Lori Turnbow
Brookstone Resident

Michael Quint

From: Billy Turnbow [REDACTED]
Sent: Tuesday, November 08, 2011 1:46 PM
o: Michael Quint
Subject: Development at McKinney Ranch and Stacy Road

I understand there is a developer of a property, 20+ acres just west of McKinney Ranch and Silverado / Stacy would like to build apartment complexes. My concern is, McKinney currently requires multifamily complexes to have garages for each unit as opposed to ground level parking. This was a spec changed in 2010 to try to improve McKinney's multifamily areas. The developer would like to change that for his newly planned apartments, and have street level parking to drive the cost of the apartments down considerably. I am opposed to the street level parking change, and would prefer the apartments have garages.

Furthermore, there is a statement on their PowerPoint about the city allowing the apartment being build within 150 feet of residential housing. We need to make the city uphold this requirement as well. Most of us have lived in an apartment during college and know what becomes of them after a decade or two, especially when they build this many in one area.

Thank you.

Billy Turnbow
Brookstone

Michael Quint

From: Matt Jacob [REDACTED]
Sent: Tuesday, November 08, 2011 1:38 PM
To: Michael Quint
Subject: McKinney Ranch / Silverado Pkwy
Importance: High

I was informed through our community Facebook page (Brookstone) that across the street a developer is wanting to build an apartment complex.

The post on Facebook mentioned something about street level parking as apposed to garages in the development to lower costs (bad news for us).

I'd really like to see a full neighborhood of homes built across the street rather than an apartment complex.

The post mentioned to email you if we are against this development. If there is anything we can do to persuade this to change please let me know.

Thanks,
Matt Jacob

Michael Quint

From: Bridgette W. [REDACTED]
Sent: Tuesday, November 08, 2011 1:17 PM
To: Michael Quint
Subject: regarding the proposed apartments on the corner of McKinney Ranch and Stacy Road

I live in Brookstone and would like to let you know my opposition to allowing street level parking for the new development that is in direct conflict with the 2010 law requiring garages for each unit.

Our development would be overlooking the back of the apartment complex. We have been here for 5 years and we are very concerned not only about all the apartments which have been recently built and now this one. We have too many apartment complexes in this very near area as it is. Apartments go into disrepair very fast and our property values will suffer for it. Let's not just think short-term, but long-term.

We would like to attend the meeting in December regarding this development. Please email me the information for it.

Thank you,
Bridgette Wallis

Michael Quint

From: Michael Schonefeld [REDACTED]
Sent: Tuesday, November 08, 2011 1:12 PM
To: Michael Quint
Subject: zoning opposition

Hello Mr. Quint,

I would like for my opposition to the zoning changes, regarding the proposed apartments at McKinney Ranch Road and Stacey Road to be know and disclosed with the city council. I am opposed to allowing the developer to build multifamily units without garages. Furthermore, I notice in their PowerPoint discussion that the city does not have a stance on the 150' from single family housing. Please make sure that it is know that I oppose them building within the 150' requirement. Please let me know if there is more I can do regarding this issue.

Thanks,

Michael Schonefeld
Hospital Manager
Coit Hedgcoxe Animal Hospital
8100 Coit Rd
Plano, TX 75025
[REDACTED]

Michael Quint

From: Ann Hiner [REDACTED]
Sent: Tuesday, November 08, 2011 9:57 AM
To: Michael Quint
Subject: Agenda Item# 11.151z

Mr. Quint,

I am contacting you to support denying the request by Sanchez & Assoc. to eliminate the requirement for covered/enclosed parking for their planned apartments at the corner of McKinney Ranch Pkwy and Silverado Trail. As documented in the Staff Report, the requirement for such parking spaces increases the quality of the property, thus allowing for higher rental fees. Higher rents bring in upscale residents.

I reside in Brookstone, and due in part to the multi-family properties already in existence, FISD is having to build additional schools to handle in increase in students. I feel that if the requested parking zoning change is denied, it will impact the number of units that are allowed to be built, and therefore have less of an effect on our schools.

Thank you for your time and feel free to contact me if you have any questions.

Ann Hiner
6212 Blackstone Drive
McKinney, TX 75070
[REDACTED]

Michael Quint

From: Wes Beckwith [REDACTED]
Sent: Tuesday, November 08, 2011 11:04 AM
To: Michael Quint
Cc: 'Ashley Beckwith'
Subject: Zoning Change 11-151Z

Michael,

Thanks for the information today, I really appreciate you clearing that up for me.

PLEASE do forward this email to the board as I am VERY opposed to the change in zoning for street level parking.

If you need anything else from me, please let me know.

Thank you for your time,

Wes Beckwith
[REDACTED]

Michael Quint

From: Kim Lusk [REDACTED]
Sent: Friday, November 18, 2011 6:05 PM
To: Michael Quint
Cc: Jennifer Cox
Subject: Planned Development at McKinney Ranch and Silverado/Stacy Road

Mr. Quint:

Hello. I am writing to you regarding the planned apartment complex development on 20+ acres of land just west of McKinney Ranch and Silverado / Stacy Road. I'd like to obtain more information regarding the meeting on December 6th in order to attend.

I own a home in the Brookstone residential community adjacent to the location of the land planned for the development and I am opposed to the development's location. My concerns is in reference to the negative impact to our property values, how this development will have a negative impact to the appeal of our neighborhood, potential increase in crime, increased traffic that a large complex will bring, overcrowded schools, and trespassing by apartment residents in our parks and pool area which we pay to dues to support and maintain.

Unfortunately, since it is probably impossible now to stop the planned development of the complexes, I will voice opposition in reference to a request by the developer to make changes to the apartments to have street level parking. As you are aware, the City of McKinney currently requires multifamily complexes to have garages for each unit. I am opposed to the street level parking change and would prefer, that the apartments have garages as currently required. If the developer cannot afford to stay within the city's guidelines and requirements, there should not a variance to change this and he/she should move to a more affordable location.

It appears, based on the PowerPoint presentation, that the city would allow the apartments to be built within 150 feet of residential housing. This is too close and the city should increase this considerably. I am very disappointed in the city's decision to allow apartment complexes to be built so close to a neighborhood. I would rather see single family homes built on this land. I look forward to your reply with information regarding the meeting on December 6th.

Thank you for your time. Have wonderful Thanksgiving holiday!

Sincerely,
Kim Lusk

Michael Quint

From: Elizabeth Tucker [REDACTED]
Sent: Wednesday, November 16, 2011 10:16 AM
To: Michael Quint
Subject: McKinney Ranch and Silverado / Stacy Land Developer

I have learned that there is a developer of a property, 20+ acres just west of McKinney Ranch and Silverado / Stacy would like to build apartment complexes. McKinney currently requires multifamily complexes to have garages for each unit as opposed to ground level parking. This was a spec changed in 2010, which I believe has given McKinney a better looking, more quality appearance to the multi-family developments. The developer would like to change that for his newly planned apartments, and have street level parking to drive the cost of the apartments down considerably. I am opposed to the street level parking change, and would prefer the apartments have garages. There are many neighborhoods in the area surrounding this land, and all our property values will go down with apartments, let alone cheaper apartments. Although I would not like to see apartments in that area at all, my main concern is the garage requirement is dropped for this developer. Please uphold the garage requirement to ensure that McKinney is kept a quality place to live. McKinney was one of the top places to live in Texas and I don't want that to change.

Furthermore, there is also a statement on their PowerPoint about the city allowing the apartment complex to be built within 150 feet of residential housing. The city should uphold this requirement of distance between residential and multifamily housing as well. My property borders the south side of Brookstone and this development is literally in my backyard.

I do not see why a developer should get two requirements dropped for their apartment complex. All other complexes have abided by McKinney's regulations, and they should too. The regulations are what have made McKinney a great place to live in. Please pass on our concerns.

Thank you for your time.

Sincerely,

Mike and Liz Tucker
Brookstone Neighborhood resident
[REDACTED]

Michael Quint

From: Jeffrey Lindsey [REDACTED]
Sent: Saturday, November 12, 2011 8:25 PM
To: Michael Quint
Subject: Apartment development near Brookstone

I understand there is a developer of a property, 20+ acres just west of McKinney Ranch and Silverado / Stacy would like to build apartment complexes. My concern is, McKinney currently requires multifamily complexes to have garages for each unit as opposed to ground level parking. This was a spec changed in 2010 which I support to try to improve McKinney's multifamily areas. The developer would like to change that for his newly planned apartments, and have street level parking to drive the cost of the apartments down considerably. I am opposed to the street level parking change, and would prefer the apartments have garages.

Furthermore, there is a statement on their PowerPoint about the city allowing the apartment being build within 150 feet of residential housing. The city should uphold this requirement of distance between residential and multifamily housing as well. My property borders the south side of Brookstone and this development is literally in my backyard.

Thank you for your time.

Sincerely,
Jeff Lindsey
Brookstone Resident
[REDACTED]

Michael Quint

From: [REDACTED]
Sent: Saturday, November 12, 2011 11:01 AM
To: Michael Quint
Subject: McKinney Ranch /Silverado Rd Apartments

Mr. Quint,

I understand there is a developer of a property, 20+ acres just west of McKinney Ranch and Silverado / Stacy would like to build apartment complexes. I wanted to voice my concern and opposition to the apartments that are planned. I am opposed to more apartments being built in the area because of the amount of apartments that are already in the area. We have two large apartment communities already directly across the street from this planned development. Having a large number of apartments surrounding our neighborhood is not ideal for the homeowners in our neighborhood.

First the schools in our area are already overcrowded and do not need more large volume properties to add to the problem. Second, having a large grouping of apartment complexes will adversely affect our home values.

If the apartments are approved to be built I oppose any building restrictions being changed. McKinney currently requires multifamily complexes to have garages for each unit as opposed to ground level parking. This was a spec changed in 2010 which I support to try to improve McKinney's multifamily areas. The developer would like to change that for his newly planned apartments, and have street level parking to drive the cost of the apartments down considerably. I am opposed to the street level parking change, and would prefer the apartments have garages.

Furthermore, there is a statement on their PowerPoint about the city allowing the apartments to be built within 150 feet of residential housing. The city should uphold this requirement of distance between residential and multifamily housing as well. I live in the Brookstone neighborhood that is to the north of this development and I do not appreciate the adverse affect I believe it will have on our neighborhood.

Thank you for your time.

Sincerely,
Brian Elledge
5821 Rubblestone Dr.
McKinney, TX 75070
[REDACTED]

November 11, 2011

Jose and Erica Zurita
6208 Blackstone Drive
Mckinney, TX 75070

Michael Quint
Senior Planner, City of McKinney
221 N. Tennessee
P.O. Box 517
Mckinney, TX 75070

Dear Mr. Quint:

I am writing to ask you to support McKinney's Brookstone Community District 2 residents for our concerns regarding planned construction in our area. Your attention to this matter is greatly appreciated. I speak for the concerns of many residents of the Brookstone Community, as we have already succumbed to the unfortunate economic hardships to our home values. We ask for your help in our efforts to protect what we have fought to maintain and to regain what we once had.

It has come to our attention that multiple Multi-family unit construction (apartments) have been planned for the Mckinney Ranch/Silverado Trail area. Furthermore, the information the residents have received about this new planned construction are the lower levels of quality that is being implemented (i.e. disregard of garage parking in favor of cheaper street level parking). This in addition to the complexes already built within the past 18 months have caused considerable concern.

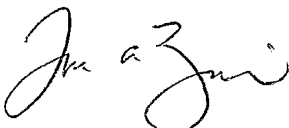
What the area needs are additions to which will add value to our properties, rather than efforts that result in lowering. Fast population to our neighborhood traffic flow and a potentially straining school system is of concern as well. As residents that directly pay for the schools within which we live, our stake needs more involvement with this issue. For it was not long ago the area South of Silverado Trail was being considered for office/city park. What happened to those plans and what is so wrong with creating a greenbelt area? Our wishes are to keep this area as a long-term residential community - as we all know, apartment complexing is just the opposite of that ideology that we have come to know.

What we request is that City Council enforces measures to put an end to the construction and expansion of these multi-family units which seem to be concentrating on the Mckinney Ranch/Silverado Trail area or move them to a more sensible location closer to 121 Sam Rayburn as a possibility.

The purpose of this letter is to raise awareness and request representation on behalf of the residents of the subdivisions in this area. It proposes that no additional multi-family complexes break ground in our neighboring area. It will benefit the area at large by assisting us in preserving our property and safe community.

Thank you for your support.

Sincerely,



Jose and Erica Zurita

cc: Mayor Brian Loughmiller
Geraldyn Keever - District 2 Council Member



Michael Quint

From: [REDACTED]
Sent: Wednesday, November 09, 2011 4:02 PM
To: Michael Quint
Subject: McKinney apartment build, Case No. 11-151Z Barcelona

Dear Mr. Quint,

I am a resident of Brookstone in McKinney TX. I wanted to express to you my extreme displeasure in Case No. 11-51Z Barcelona before the board and the proposed apartments being zoned just outside our neighborhood. We were told by our builder Ashton Woods when we built our home that the field was zone for residential just like Brookstone. To now here they have authorized or are planning on authorizing apartments to be built in the 20 acre zone is a disaster for our neighborhood property value, safety, and overall happiness. I urge you to please not allow any apartments to be built in this plot of land. We have 3 apartment complexes already across the street from our neighborhood and defiantly do not require a FOURTH to be built within 1 mile of our neighborhood. My family and our neighborhood appose this build with all of our hearts.

If there is not other option than to allow apartments to be built, PLEASE PLEASE REQUIRE they all have garages so that at the very least it is a higher end apartment complex that will maintain the prestige that is McKinney TX. Do not allow CHEAP housing to invade our neighborhood and drive down property values, increase crime, and drive away residents!! Please again, NO APARTMENTS outside of Brookstone.

Thank you very much

Eric K.
Brookstone resident
McKinney TX

Michael Quint

From: Jason Hairford [REDACTED]
Sent: Wednesday, November 09, 2011 11:15 AM
To: Michael Quint
Subject: McKinney Ranch and Stacy Rd apartments

Michael,

I'm writing you to express my concern about the apartment complexes scheduled to be built west of McKinney Ranch and Stacy Rd. I do not support the request for street level parking as I feel it reduces the value of my neighborhood as well as the aesthetics of our community and our city. Also, as I understand, McKinney currently requires multifamily complexes to have garages and at a distance of at least 150 feet from residential housing.

Because we uphold our community values, in 2010 McKinney was recognized as one of the best places to live in the country. Granting exceptions to allow multi-family complexes with street-level parking works counter to those that strive to maintain McKinney's prominence and reputation.

Please convey my opposition to street level parking request and my desire to continue to make McKinney of the best places to live.

Regards,
Jason Hairford