

## **Samantha Pickett**

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**Subject:** FW: Case File # 18-01423Z "Hewitt Rezone"

**From:** Nathan Adair

**Sent:** Tuesday, May 14, 2019 10:24 AM

**To:** Samantha Pickett

**Subject:** Case File # 18-01423Z "Hewitt Rezone"

Ms. Pickett- I am writing you to demand that you put a stop to this proposed rezoning. We need that street to remain open for cars to use and we do not need more apartments, there are enough of them in the vicinity already and more coming down the street. I used to live in Times Square Craig Ranch while my house was being constructed. My car was broken into, there was extensive drug use in the apartments, there was excessive noise and pet waste was not picked up after. We don't need this in The Trails (that is why I moved here). Please see to it that this is stopped! Thank you!

Nathan Adair  
5925 Exeter Ave  
McKinney TX 75070

## **Samantha Pickett**

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**Subject:** FW: Trails at Craig Ranch Zoning changes

**From:** Sri Atluri

**Sent:** Tuesday, May 14, 2019 5:41 PM

**To:** Samantha Pickett

**Subject:** Trails at Craig Ranch Zoning changes

Dear Ms Samantha,

We are astonished to hear that every lot between Collin McKinney and the trails from Alma to Millie way will be filled with multistory apartments. We bought our home believing that is area is for single family houses. This zoning will have a negative impact on our property values and we oppose the construction of multi family housing.

Thanks,

Sri Harsha Atluri & Tulasi Atluri  
7709 Avondale Dr McKinney Tx

## Samantha Pickett

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**Subject:** FW: Case File # 18-01423Z "Hewitt Rezone"

**From:** Sherin Barte

**Sent:** Tuesday, May 14, 2019 2:30 PM

**To:** Samantha Pickett

**Subject:** Case File # 18-01423Z "Hewitt Rezone"

Ms. Pickett,

My family and I are residents of The Trails at Craig Ranch. We are very unhappy to learn of the recent re-zoning request for our neighborhood. We pay our dues to keep up our neighborhood green space and it is unfair for us as homeowners to bare the sole responsibility to maintain the park area and allow others to have unlimited use of the space.

The addition of apartment buildings would make the neighborhood severely overcrowded and the proposed street closure would cause unnecessary traffic headaches getting into and out of the neighborhood. **PLEASE DECLINE** this re-zoning request as it would have a significant negative impact on our neighborhood.

Thank you for your time and consideration.

Sincerely,  
Sherin Barte

**Samantha Pickett**

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**Subject:** FW: CASE FILE 18-01423Z Hewitt Rezone

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**From:** Bassett, Debbie L

**Sent:** Tuesday, May 14, 2019 1:01 PM

**To:** Samantha Pickett **Subject:** CASE FILE 18-01423Z Hewitt Rezone

**Case File # 18-01423Z “Hewitt Rezone”**

Good Afternoon –

I am writing this to inform you that I would like to protest the rezoning in this area or at least ask for additional time for homeowners to be fully advised of the rezoning attempt.

My home is located at and I would respectfully request an opportunity to provide feedback.

5908 Renfrew Drive  
McKinney, TX  
75070

Thank you  
Debbie

## **Samantha Pickett**

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**Subject:** FW: Zoning change

-----Original Message-----

From: Leslie Bell

Sent: Tuesday, May 14, 2019 1:20 PM

To: Samantha Pickett

Subject: Zoning change

Good afternoon,

As a resident of The Trails of Craig Ranch, I am disheartened at the idea of more apartments being built near my home. There are already way too many apartments in the area. This increases crime, traffic, and decreases home values. I was a resident of Frisco for ten years prior to moving to McKinney eleven years ago. We never had this issue in Frisco. I can't imagine more apartments attracting desirable residents or businesses. As a local Nurse Anesthetist, I plan to work and live in McKinney for many years. I want McKinney to continue to thrive and be a place I will always be proud to call my home.

Thank you,

Leslie Bell CRNA

5908 Uplands Dr.

McKinney, Tx 75070

**Samantha Pickett**

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**Subject:** FW: Resident concern - Case File # 18-01423Z "Hewitt Rezone"

**From:** Berhen

**Sent:** Monday, May 13, 2019 11:54 PM

**To:** Samantha Pickett

**Subject:** Resident concern - Case File # 18-01423Z "Hewitt Rezone"

Dear Ms. Pickett,

I was made aware this evening that there is a rezoning request under Case File # 18-01423Z "Hewitt Rezone". As resident of the Trails, I strongly believe that this will negatively impact the quality of life and property value of the homes in our community.

Please consider to postpone the decision for this rezoning request to a future zoning meeting to allow proper time to notify our Community Members and/or properly prepare for these zoning changes.

Thank you for your consideration in this matter.

Sincerely,  
Berhen Widjaja

## Samantha Pickett

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**Subject:** FW: Proposed Hewitt Zoning Change

**From:** Katherine Blank

**Sent:** Tuesday, May 14, 2019 4:11 PM

**To:** Samantha Pickett

**Subject:** Proposed Hewitt Zoning Change

Dear Commission Members and Ms. Pickett,

I appreciate all that the Planning and Zoning Commission does to support our amazing City of McKinney and ways the Commission is overseeing planned growth in our vibrant community.

I have been working for the McKinney Chamber for the past 3 years and one year ago, moved to The Trails at Craig Ranch. I live at 7605 Avondale Drive, walk to Craig Ranch Fitness and love the community. I understand that Craig Ranch is a mixed use community that includes all types of residential and commercial development and appreciate the fact that Craig Ranch's Master Plan is for a beautiful, scenic, walkable and health conscious style of living.

I understand that Mr. Avant Patel Marhantraj CR LLC, Midlothian TX is requesting rezoning for 17 acres of land along Collin McKinney Parkway, Hewitt, Alma and Millie Way. This 17 acres of property is immediately in front of my home and along my walking and jogging routes each day.

Mr. Patel is requesting the rezone from PD – Planned Development District and REC – Regional Center Overlay District to CI – Neighborhood Commercial District.

As part of this request, the developer is asking to close Esplanade Way. **I believe this should be denied for several reasons:**

- The current parcels fronting Alma are better served under current low density commercial buildings
- Closing Esplanade Way would impact traffic patterns, especially with increased traffic from multifamily and the new Frisco ISD elementary school
- Our current Urban Street Design already has limited parking which would be even worse with the addition of multifamily
- Our immediate neighborhood was designed for single family and townhomes and there is already a large amount of multifamily in the vicinity – but it isn't right next to residential areas – when you look at Times Square, Central Park, Parkside at Craig Ranch – and soon The Hub – these are not right next to residential single family but separate and well-integrated into the neighborhood design. Having a multifamily – possibly 4 story apartment building right at the entrance of our neighborhood would not fit with the current aesthetics, design and intention of our neighborhood.

I am someone who supports planned growth and development – in fact I help promote and educate the business community on upcoming development projects in my day job, but I would hope the Planning and Zoning Commission will take into consideration the concerns of the residents of The Trails and Spicewood and deny the rezoning request.

Thank you in advance for your consideration.

Kathy Blank





## Samantha Pickett

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**Subject:** FW: Hewitt Rezone, 18-0142Z

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**From:** Terry Boles  
**Sent:** Tuesday, May 14, 2019 8:20 AM  
**To:** Samantha Pickett  
**Subject:** Hewitt Rezone, 18-0142Z

Dear Ms Pickett:

My name is Terry Boles. I am a resident of The Trails Community in Craig Ranch. I live at 5900 Rutland Road, McKinney, TX.

I understand that Mr. Avant Patel Marhantraj CR LLC, Midlothian, TX is requesting a rezone of 17 acres of land in Craig Ranch fronting Collin McKinney Parkway, Alma Road, Hewitt Drive and Millie Way.. The land is immediately adjacent to The Trails Ranch Community. Mr. Patel is requesting the rezone of the subject property from "PD"-Planned Development District and "REC"-Regional Center Overlay District to "CI"-Neighborhood Commercial District.

I believe that the zoning change and the developer's request to close Esplanade Way should be denied because:

- The two parcels fronting Alma Rd. would be better served by the current zoning which allows for low density commercial buildings. This would not be as disruptive to the current single family homes in the Trails and Spicewood communities as additional multi family housing.
- The closing of Esplanade Way would cause traffic issues regarding the egress & ingress to our neighborhood. If Mr. Patel is allowed to close and incorporate Esplanade Way into his apartment development, our neighborhood will have very limited access to turn north out of our neighborhood on Alma Rd. The road's closure would exacerbate future traffic issues that will be created when a new Frisco Elementary School is opened in our neighborhood at Alma Rd & Kickapoo Dr. More specifically, the additional traffic created by the new Frisco Elementary School combined with Esplanade's closure will adversely affect the safety of our neighborhood's children.
- Because of the "Urban Street Design" in The Trails, parking is very limited in our neighborhood. The additions of mufti family residences adjacent to our neighborhood would compound our neighborhood parking problems and issues. The current streets are unmarked two lane roadways with only periodic sections of on street parking carved out for parallel parking of two or more vehicles.
- There are currently an excessively high number of existing apartments in the immediate area near The Trails, Spicewood and Craig Ranch. There are two very large apartment complexes under construction at "*The Hub*" property development and "*The Ballfields*" property. In addition, there are existing Multi Family Zoned tracts of land that allow two additional four story apartment complexes adjacent to the existing Times Square Apartments and the new Central Park Apartments near The TPC Golf Club, all adjacent to our Trails community. The is a large multi family property, Parkside, located on Alma just past Collin McKinney.

- Multi family residential development has a history of increasing the crime rate in nearby communities. In the immediate area, Parkside has a disproportionate number of police responses compared to the surrounding single family neighborhoods.
- Multi family residential development will increase the number of students in our nearby schools which are already overcrowded.
- Multi family residential development oftens lowers the property value of neighboring single family residences.
- Our Neighborhood Park and Gazebo which The Trails' Homeowners pay to maintain would be available for unlimited use and the degradation by the people and pets living in the multi family complex and the townhouses adjoining our Park.
- There are most likely other unfavorable consequences for this type of development in our neighborhood that we or the City have not foreseen.

Upon review of this zoning request, I believe that you will have the same concerns as my neighbors and myself have with the rezoning this property. We would prefer Mr. Patel consider rezoning the entire area, other than the two lots fronting Alma, as suitable for Urban Single Family/Townhome use and also that he contribute to the upkeep and maintenance of our Trails Park, as that would be an amenity that he will use to attract buyers to the properties that are built. Steps such as these will go a long way in the home owners working with and accepting Mr. Patel into the Craig Ranch community.

Thank you in advance for your careful consideration of this matter.

Terry and Janie Boles

## Samantha Pickett

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**Subject:** FW: Case File # 18-01423Z Hewitt Rezone in Craig Ranch

**From:** Justin Bryant

**Sent:** Monday, May 13, 2019 6:48 PM

**To:** Samantha Pickett

**Subject:** Case File # 18-01423Z Hewitt Rezone in Craig Ranch

Hello Samantha Pickett

My name is Justin Bryant and I live at 5717 Dr Kenneth Cooper Drive, McKinney, TX, 75070.

I am writing to express my disappointment and objection to the proposed rezoning of the property referenced in case file #18-01423Z.

My objections are as follows:

1. Multi-family residence have a history of increasing the crime rate in nearby communities
2. Multi-family residence tend to lower the property value of neighboring single-family residences
3. There are 5 very large 200+ door Class A units (over 1,000 apartments) in under a quarter mile radius from the prosed zoning change
4. There are 2 more very large Class A complexes under construction at The Hub property and The Ballfields property.
5. The two parcels fronting Alma Rd. would be better served by the current zoning which allows low density commercial buildings.
6. Closing Esplanade Dr will impact the egress and ingress to our neighborhood and acerbate traffic issues (current and future)

Simply, put we have more than enough apartments and I would like to request adequate time and an adequate forum for all the impacted constituents to have their concerns heard.

Respectfully Justin

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Justin Bryant

## **Samantha Pickett**

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**Subject:** FW: Propose Zoning Change / Alma @ Craig Ranch

-----Original Message-----

From: Ryan Buetzer

Sent: Monday, May 13, 2019 5:53 PM

To: Samantha Pickett

Subject: Propose Zoning Change / Alma @ Craig Ranch

Hello Samantha,

I would like the opportunity to voice my opposition to the proposed zoning changes on the land between The Trails and Spicewood@ Craig Ranch.

The current proposal is for at least two multiple family complexes to be built on Alma between Trails and Spicewood. Considering the Hub 121 multi-family complex (286 new apartments) is currently under construction and dirt work has begun on three additional nearby properties: Parkside at Craig Ranch Phase 5 – 281 new apartments/townhomes, Ballfields at Craig Ranch – 794 new apartments and Central Park Phase 2 at Craig Ranch -271 new apartments, I do not feel that a multi-family unit is the right fit for the proposed area. We do not need apartments in the middle of two single-family home communities.

Thanks for your consideration.

-Ryan Buetzer  
5909 Exeter Ave  
McKinney 75070

## **Samantha Pickett**

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**Subject:** FW: Hewitt Rezoning

-----Original Message-----

From: Valerie Cameron

Sent: Monday, May 13, 2019 6:42 PM

To: Samantha Pickett

Cc: Valerie Cameron

Subject: Hewitt Rezoning

Hello Samantha,

My name is Valerie Cameron and I'm the owner of the property 7901 Avondale Dr. McKinney TX 75070, which the front of my home is along Hewitt. I'm writing as unfortunately I'm traveling for work this week and unable to attend the meeting Tuesday evening. I would like to share my concern for the rezoning of the land parcels on Hewitt in the Trails at Craig Ranch. I am aptly against this zoning change as bringing in yet more multifamily townhome/apartment home units has many negative impacts to the community, including devaluation of single family homes, increase in traffic and noise, crowded parking and contributing to the increase in already crowded schools. Not to mention the green space that our HOA maintains would potentially be used by these new residents with out any contribution or fiscal responsibility or accountability for maintaining it. Additionally my mailbox unit is on Hewitt multifamily homes would potentially bring more cars and those would end up blocking trails residents like myself from easily accessing our mailboxes.

When I purchased my home in 2017 was very excited for the mixed use zoning for our community. The area we live in already has town homes available across Alma, we have three apartment complexes and two more being constructed adding more multifamily units will negatively impact the feel of our community. Mr. Patel is a business man and I respect his desire to have this, what I'm sure would be very profitable, zoning change. Unfortunately one individual's benefit would severely impact a large number of McKinney Residents with a financial hit to the value of our homes. Having paid between \$400k and \$600k for our homes and contributing to our school and community I feel it would be in Mckinney's best interest to support the tax paying community members and decline the request of Mr. Patel. Mr. Patel knew the zoning requirements prior and should be held to those standards. There are other opportunities for this individual to make his financial gain through a land sale to a developer who is willing to contribute to the current well planned and designed mixed use zoning.

Thank you very much for your time and consideration in this request.

Best Regards,

Valerie Cameron

**Samantha Pickett**

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**Subject:** FW: Zoning Opposition

-----Original Message-----

From: Jana Carmichael

Sent: Tuesday, May 14, 2019 11:32 AM

To: Samantha Pickett

Subject: Zoning Opposition

I am in opposition of the proposed zoning change in Spicewood and The Trails. I am a resident in Spicewood and I am also a Realtor. This proposed change will negatively impact home values in both communities and will kill the beauty that Craig Ranch has worked hard to maintain. High end town homes would be favorable but apartments do not belong in this community.

Jana Carmichael  
Exemplary Real Estate Group  
Keller Williams Realty Allen

## **Samantha Pickett**

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**Subject:** FW: Case File # 18-01423Z "Hewitt Rezone" - Resident 5901 Mayhew Court

**From:** Julie Chaloux

**Sent:** Wednesday, May 15, 2019 9:08 AM

**To:** Samantha Pickett

**Cc:** Beverly Chaloux

**Subject:** Case File # 18-01423Z "Hewitt Rezone" - Resident 5901 Mayhew Court

To whom it may concern,

The residents at 5901 Mayhew Court McKinney TX are opposed to the zoning change proposed in Case File # 18-01423Z.

We specifically purchased a home to get away from apartments and selected this development because all the planning was done and none were planned. There is no need to add more apartments at all in the entire state as far as I am concerned, and certainly not in this development. By making this change you are basically saying that hardworking homeowners are less important than lining the pockets of a greedy developer.

Beverly and Julie Chaloux  
5901 Mayhew Court McKinney TX

## **Samantha Pickett**

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**Subject:** FW: In response of Case File # 18-01423Z "Hewitt Rezone"

**From:** Patrick Pak-chi Chan

**Sent:** Monday, May 13, 2019 8:07 PM

**To:** Samantha Pickett <spickett@mckinneytexas.org>

**Subject:** In response of Case File # 18-01423Z "Hewitt Rezone"

Dear Samantha,

My name is Patrick Chan and I am a current homeowner of the Trails @ Craig Ranch. I was caught in surprise of the zoning change requested by the owner of the land within our community. By reading the full description of the zoning change request, I feel that I have to express my displeasure and shock against this request and would like to express my fury.

First of all, my choice of living in the Trails is based on the relatively-low density. I solely believe that the increase in density would not only damage the property value, but also the secured environment that we have been enjoying.

Moreover, the change of street arrangement is also a very irresponsible request to the community. We'll soon have a new elementary school that would lead to traffic flow increase. With closure of certain streets, it would lead to irreversible negative impact to the community.

In conclusion, the zoning change would bring in irreversible damage to our community of the Trails and the Spicewood.

Please seriously consider our community's opinion and reject the zoning change request.

Regards,  
Patrick Chan



## **Samantha Pickett**

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**Subject:** FW: Case File # 18-01423Z "Hewitt Rezone"

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**From:** Kevin Christie

**Sent:** Tuesday, May 14, 2019 9:38 AM

**To:** Samantha Pickett

**Subject:** Case File # 18-01423Z "Hewitt Rezone"

Dear Samantha Pickett,

Hello, I am a concerned homeowner located on Uplands Drive of The Trails at Craig Ranch in McKinney. My wife and I, along with many of our neighbors, believe the zoning change and developers request for the street closing should be denied. This area already has many multifamily residential apartments with several under construction. Rezoning this area for additional apartments will create additional traffic congestion and lower property value of existing single family homes. This area would be better suited for low density commercial buildings or single family homes/townhomes as planned and presented as the master plan when we, homeowners, bought our homes in this neighborhood.

Best regards,

KEVIN R. CHRISTIE

## Samantha Pickett

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**Subject:** FW: Zoning change

-----Original Message-----

From: Jan Correll

Sent: Monday, May 13, 2019 9:31 PM

To: Samantha Pickett

Subject: Zoning change

Dear Samantha,

As residents of the Trails at Craig Ranch, we were surprised to hear about the zoning change. We were told these areas were zoned for town homes. One of the reasons we purchased our home last October was that the vacant lots were zoned for town homes. We are excited to hear about the proposed elementary school and are concerned about the addition traffic and lack of parking apartments will add.

We also are now worried the value of our home will decrease. We purchased a model home for the upgrades knowing we will not recoup the cost of said upgrades but hoping the value of our home would not decrease.

Pleas consider our pleas and the pleas of our neighbors. Thank you in advance for your time. We know your job is not an easy one.

Blessings on your day,



Jan and Kevin Correll

5900 The Esplanade

McKinney, TX 75070

## **Samantha Pickett**

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**Subject:** FW: Case File #18-01423Z, Hewitt Rezone

-----Original Message-----

From: Deana

Sent: Monday, May 13, 2019 9:55 PM

To: Samantha Pickett

Subject: Case File #18-01423Z, Hewitt Rezone

Ms. Pickett,

I am writing this email to you tonight regarding the subject.

My husband and I built our retirement home in Trails of Craig Ranch in 2017 and have been living here for a year and a half. We are very upset to see that they are wanting to rezone Hewitt to apartments and townhomes.

This proposal for rezoning has happened very fast, as you are having a meeting tomorrow night on it. We just recently found out about it as my husband witnessed the signs being put up.

We believe this proposed zoning change will further decrease our property values as home owners. This change would go right along our green space on Hewitt. With townhomes across the street (and apartments just down the street) they will want to flock to our greenspace! We also have heavy traffic already for a residential area with all the apartments already being built close by. We live across from the Dr Kenneth Cooper Park with the Trails around it. Building townhomes and apartments so close by will increase the human and animal traffic on the trail. We already have many people walking over from the apartments close by and they are still building.

It is our understanding the developer wants to close Esplanade Drive to thru traffic. With an Elementary School being built on Kickapoo Drive and closing Esplanade to through traffic, we will have too much traffic on Kickapoo. We already have enough, please.

In closing, we are also very concerned about traffic on our narrow one-way street we live on (Dr Kenneth Cooper Drive). If apartments and townhomes are built all along Hewitt Drive, we will get added traffic to our one-way very narrow street with people trying to get over to Kickapoo Drive to the elementary school. We already have heavy traffic and speeders going down our little NARROW one-way street. Us and our neighbors already fear someone will hit the jutting out curbs and crash into one of our homes or hit someone walking/jogging the trail. It is already a crash ready to happen.

Please vote NO on this proposed zoning change in our neighborhood.

Thank you for your consideration.

Deana Paskow

5921 Dr. Kenneth Cooper Drive

McKinney, TX 75070

Sent from my iPad

## Samantha Pickett

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**Subject:** FW: File # 18-01423Z "Hewitt Rezone"

**From:**

**Sent:** Tuesday, May 14, 2019 10:21 AM

**To:** Samantha Pickett

**Subject:** File # 18-01423Z "Hewitt Rezone"

Dear Planning and Zoning Commission Members and Ms. Pickett:

My name is Devarup Rastogi. I am a resident of The Trails Community in Craig Ranch. I live at 7417 Kickapoo Drive, which is on the corner of Kickapoo Drive and Uplands Drive and will be affected by this request to rezone.

I vehemently oppose this request by Mr. Avant Patel doing business as Marhantraj CR LLC and Sanchez and Associates because of its substantial negative impact on my community and ask that it be denied.

I believe that the zoning change and the developer's request to close Esplanade Drive between Wessex Drive and Meyer Way should be denied because the closing of Esplanade Drive would cause major traffic problems inside our community.

As you are aware, the Frisco Independent School District owns the property on the north side of Kickapoo Drive. That property will someday in the near future become a elementary school. As you are also aware, the students in the Frisco Independent School District normally go to neighborhood schools. And as is clear from the Frisco Independent School District's website, those schools have an enrollment up to 761 students to a low of 501 students.

How are 700 students supposed to get to and from that school? There are currently three roads to get them to and from Craig Ranch neighborhoods to Kickapoo Drive: Alma Road, Uplands Drive and Esplanade Drive. Dr. Kenneth Cooper Drive doesn't count as it is a narrow, one way street. If you allow the elimination of Esplanade Drive you have created a traffic jam bottleneck at my residence on the corner of Uplands and Kickapoo. The planned expansion of Uplands Drive from Wessex Drive and Collin McKinney Parkway doesn't count as the size of the Uplands Drive from Kickapoo Drive to Wessex Drive remains the same and there is no room for expansion.

Additionally, the developer is disingenuous in stating that a four story apartment complex will fit into the neighborhood better than what the current zoning plan calls for. The two huge apartment complexes that would be built after Esplanade Drive is eliminated would destroy the suburban neighborhood vibe that currently exists. Any sense of privacy would be eliminated as the apartment complex between Wessex and Hewitt would overlook our houses. The amount of residents in this building and the one behind it will create traffic and parking problems just by themselves. Also, as is well known by most police departments, densely populated apartment complexes create unique issues of crime and public safety.

Furthermore, there are already huge four-story apartment buildings on Alma Road close to Texas State Highway 121: The Parkside at Craig Ranch. There are also planned Apartment complexes at the Hub at 121 and also where the Ball fields at Craig Ranch used to be. How many multifamily apartment complexes within the same area are enough?

From what I've read from statements of elected McKinney public officials, they are encouraging business and commercial growth over apartment growth because of a perceived imbalance compared to other regional cities and the creation of a better, broader tax base. Approving this zoning request would be a step in the wrong direction.

Penultimately, I would like to address one other aspect of the zoning modification request. That is the modification request regarding the property across from Meyers Park, where the developer wants to build townhouses. The residents of the Trails at Craig Ranch pay approximately \$400 a year to the for the upkeep of Meyers Park. It is the one and only amenity that belongs to the Trails. The previous developer was willing to pay half of the upkeep of the Park. This developer isn't willing to pay a dime. I unfortunately foresee many future conflicts between Trails residents and townhouse/multifamily residents as they will undoubtedly use the Park as it it just across the street from them and they along with the multifamily apartment residents will get the benefits of Meyers Park at our cost.

Finally, you have probably received a lot of emails at the last minute on this rezoning request. That is because with your posted signs we didn't have enough information as to what the rezoning request actually was and when the hearing was scheduled. Most people just got the details yesterday. Some people still haven't heard or don't have time to respond at this last minute. In fairness to them and to the process, I believe everyone who shows up at the hearing should be heard and the matter should be adjourned to allow those affected residents who haven't had time to respond an opportunity to state their position as to this important rezoning request.

Thank you all for your careful and thoughtful consideration of my and my fellow residents concerns and I close by once again asking that you deny the developer's request.

Sincerely,  
Devarup Rastogi

## Samantha Pickett

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**Subject:** FW: Case File # 18-01423Z "Hewitt Rezone"

-----Original Message-----

From: Lisa Dunnette

Sent: Monday, May 13, 2019 7:33 PM

To: Samantha Pickett

Subject: Case File # 18-01423Z "Hewitt Rezone"

Dear Ms. Pickett

I am a resident of the Trails at Craig Ranch and became aware of the specifics of this case today, and subsequently discovered the decision regarding it is being made tomorrow (Tuesday). I do not feel our community was given sufficient notice regarding this rezoning case to attend the meeting and voice our concerns and opinions.

I moved from Allen and bought my property in Craig Ranch because I believed it represented all that I understood McKinney to be; family-oriented, safe, quiet and an area where property values were at the very least stable, if not increasing. I am therefore obviously concerned about the impact apartment homes would have to our property values as well as noise levels and traffic in our neighborhood. I am also concerned about the potential for an increase in crime activity associated with multi-family residences.

Put simply, I am surprised that this request would even be considered. If the role of such committees is to protect the interests of the existing residents as well the wider community, then it should be rejected. I did not buy a property in an exclusive community such as Craig Ranch to see my property value or the overall value and reputation of the community decline.

I cannot attend the meeting due to prior commitments. Had we been given sufficient notice, I would have made arrangements to be there. As I am unable to attend, I trust that this email will serve to convey my displeasure. It is my hope that existing residents will be listened to, our opinions considered and that fairness will prevail. I believe this rezoning request is based purely on financial gain and is not at all in the best interests of the residents who already invested in the neighborhood.

Kind regards,  
Lisa Dunnette  
5912 Renfrew Dr

## Samantha Pickett

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**Subject:** FW: Rezoning Case File # 18-01423Z "Hewitt Rezone"

**From:** Elizabeth Christie

**Sent:** Monday, May 13, 2019 6:31 PM

**To:** Samantha Pickett

**Subject:** Rezoning Case File # 18-01423Z "Hewitt Rezone"

Dear Ms. Pickett,

I am writing you to voice our objection regarding the proposed zoning change of four tracts of land (8 acres approximately) fronting Alma Rd., Wessex Dr., Meyer Way and Uplands Drive in Craig Ranch to multifamily residential the reasons below.

Closing of Esplanade would cause traffic issues regarding the egress & ingress to our neighborhood and exacerbate future traffic issues that might be caused by the new Frisco Elementary School at Alma & Kickapoo. If Mr. Patel is allowed to close and incorporate Esplanade into his apartment development, our neighborhood will have limited access to turn north on Alma. Kickapoo would be the only direct exit available to turn north on Alma Dr.

Parking is already limited in our neighborhood. The additions of multi family residences adjacent to our neighborhood would compound our neighborhood's parking issues.

There are currently a very high number of existing apartments in the immediate area of The Trails and Craig Ranch. There are two very large apartment complexes under construction at *The Hub* property and "*The Ballfields*" property. In addition, there is existing Multi Family Zoning allowing two additional four story apartment complexes adjacent to Times Square and the Craig Ranch Fitness Center area.

Multi Family residential has a history of increasing the crime rate in nearby communities

Multi family residential will increase the density of our nearby schools which are already over crowded.

Multi family residential tends to lower the property value of neighboring single family residences.

Our Neighborhood Park and Gazebo which The Trails' Homeowners already solely pay to maintain would be available for unlimited use and the degradation by the people and pets living in the multi family complex and the townhouses. The overall Craig Ranch Community does not contribute to the upkeep of our Park property There maybe other unfavorable consequences for this type of development in our neighborhood that we or the City have not foreseen.

Please do not allow them to do this to our homes.

Elizabeth Christie  
5901 Uplands Drive  
Mckinney, TX 75070

## **Samantha Pickett**

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**Subject:** FW: Trails zoning change

**From:** Shirla Harris

**Sent:** Monday, May 13, 2019 6:11 PM

**To:** Samantha Pickett

**Subject:** Trails zoning change

Please do not allow the zoning change on Hewitt facing the park with gazebo to be changed to multiple use. We have too many 3-4 story appartments already causing parking issues and devaluation of our property. If we keep small business facing Alma, our sence of light and space will not be lost. My husband has ALS and he loves our park and watching fireworks on the 4th from our porch. Tall appartments will distroy the peaceful, quiet community. Thank you for projecting our community. Shirla Harris, 7313 Avondale Dr. The Trails, McKinney , TX



## **Samantha Pickett**

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**Subject:** FW: Opposition to Case File # 18-01423Z Hewitt Rezone

**From:** Syung Hong

**Sent:** Monday, May 13, 2019 8:10 PM

**To:** Samantha Pickett

**Subject:** Opposition to Case File # 18-01423Z Hewitt Rezone

Hello Samantha,

I live at the Trails at Craig Ranch and I just recently heard of the zoning change in my neighborhood for planning of additional apartments and townhomes. Our neighborhood has already been developed with an abundance of apartments nearby. I find it inconceivable to have more than we already have. I first moved here because of the quiet community near the trails. Now, the congestion around Alma and Custer has become way more than expected. I am not alone in this feeling and I believe that people are not aware of the situation that the owners have proposed to build more apartments and townhomes.

There are already so many big apartment complexes - Parkside, more apartments on Hub 121 coming, Times Square at Craig Ranch, and more I don't even know the name of in 1 a 2 mile radius of my home. This is quite unbelievable. Please take my voice into consideration and I'm sure many residents will find displeasure in this news.

Thank you for your time.

Best regards,  
Syung Hong

## **Samantha Pickett**

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**Subject:** FW: Hewett Rezone Case file # 18-01423Z

**From:** Bob Hunter

**Sent:** Monday, May 13, 2019 10:10 PM

**To:** Samantha Pickett

**Subject:** Hewett Rezone Case file # 18-01423Z

I want to register my strong opposition this zoning change. As a home owner living on The Esplanade, I feel strongly that this change would not only negatively impact our property values but also create traffic flow issues within our community and create a larger burden on our already over crowded schools. Higher density multi-family housing also contributes to a higher crime rate.

It would also create additional parking issues, which will be compounded when Frisco builds the proposed elementary school in our development.

It also places a greater burden in terms of use for our parks and facilities. These are paid for by the HOA membership but are open to use by everyone. Introducing High density occupancy would dramatically increase the usage of these facilities which will in turn increase our association costs.

With all of the proposed new apartment housing already planned for the HUB 121 area, I don't see any reason for approving the proposed Hewitt Rezoning.

If I had had any idea that this was being considered, I would not have purchased my home on The Esplanade.

As a homeowner..I strongly believe these changes are absolutely not in the best interest of our community. I am strongly urging the Planning and Zoning commission to vote NO on this rezoning proposal.

Respectfully,

RobertHunter  
5904 The Esplanade

## Samantha Pickett

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**Subject:** FW: The Trails Zoning issue.

From: Craig Isham  
Sent: Monday, May 13, 2019 10:06 PM  
To: Samantha Pickett  
Subject: The Trails Zoning issue.

Moving from Frisco / Stonebriar to Craig Ranch / Trails late 2017 has proved to be extremely disappointing in many ways. The latest rezoning attempt is another way to diminish my investment and lessen quality of life in my neighborhood!

Multi Family increases crime in area.

Multi Family has already impacted the values and will definitely create contribute to further declines with this proposal

More apartments in the immediate area makes no sense - this based on all the existing units built in Craig Ranch area.

The flow of traffic east of Fitness Center - primarily the east side of Craig Ranch up to Alma Rd. This area is a plethora of planning errors. The city of McKinney, realtors and anyone familiar with this area notes how confusing the roads are. Adding Multi Family adds to this issue. Most cars travel north to Dr Kenneth via Kickapoo and Alma. Over 300 cars a day / 30mph on a single lane street. Colin McKinney road splits near Alma - this makes no sense.

HOA is unable to grow grass around the walking trail, clean trash in park, cut grass in vacant areas or maintain / occupy town square. Adding Multi family will contribute to more debris and unkept areas this neighborhood cant afford to have.

Craig Isham

Sent from my iPad

## Samantha Pickett

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**Subject:** FW: Hewitt Rezoning

-----Original Message-----

From: Janie Boles

Sent: Sunday, May 12, 2019 8:09 PM

To: Samantha Pickett

Subject: Hewitt Rezoning

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>> I would like to register my objection to The proposed zoning change of the property on Hewitt Drive in Craig Ranch from commercial retail to multi family. I believe this change would create too many apartments into higher density of apartments within the neighborhood. We have several apartments under construction already and several more approved to break ground. This high density has a negative affect on the quality of life in the neighborhood. It will result in increased traffic on residential streets, overcrowding in schools and public spaces, and a Lowering of property values in the surrounding area.

>>

>> Janie Boles

>>

>>

>> Sent from my iPhone

**Samantha Pickett**

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**Subject:** FW: Hewitt Rezone | Trails at Craig Ranch

**From:** Kyle Johnson  
**Sent:** Monday, May 13, 2019 7:20 PM  
**To:** Samantha Pickett  
**Subject:** Hewitt Rezone | Trails at Craig Ranch

I would like to voice my opposition to the proposed rezoning at the trails in Craig Ranch. There are already so many other apartment complexes going up in the immediate area. I don't feel it's the best use of the land to be zoned in this manner.

Thank you.

Kyle Johnson  
5905 Exeter Ave  
McKinney, TX 75070

## **Samantha Pickett**

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**Subject:** FW: Craig Ranch Rezoning - Hewitt Dr

**From:** Thomas Jones

**Sent:** Tuesday, May 14, 2019 10:06 PM

**To:** Samantha Pickett

**Cc:** Lynn Jones

**Subject:** Re: Craig Ranch Rezoning - Hewitt Dr

Samantha,

I would like to add to these comments. Craig Ranch is a very active community stemming from Cooper now Craig Ranch Fitness & Spa. There are regular events including mini-triathlons, cycling teams, running groups, swim teams all using the roads and sidewalks in Craig Ranch. Additional traffic, parking and congestion is going to greatly increase the risk to those young and old participating in these events.

I suggest you take a drive around Parkside at Craig Ranch and Central Park at Craig Ranch apartment complexes. You will see cars parked on the narrow streets making it difficult for a medium sized car to drive by. At Parkside, cars are parked up on the grass requiring tenants to drive up the curb. Anyone driving by these apartment complexes will identify and understand the safety issue along with how unsightly it is.

To say we're disappointed with the suggest zoning change is an understatement. I don't understand why we need additional apartments in this area all within less than a 2 mile radius.

I don't believe those who spent money and time developing and building the Veterans Memorial Park would have thought it would be surrounded by apartments.

In your opinion, is this the best zoning strategy for those already living in this area?

Best,  
Thomas

## **Samantha Pickett**

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**Subject:** FW: Craig Ranch Rezoning - Hewitt Dr

**From:** Lynn Jones

**Sent:** Tuesday, May 14, 2019 11:43 AM

**To:** Samantha Pickett

**Subject:** Craig Ranch Rezoning - Hewitt Dr

Samantha,

Unfortunately I will be out of town and can not attend the city zoning and planning meeting tonight. I wanted to express our concern and plea to not rezone the area of land that borders Hewitt and Millie way in Craig Ranch. Allowing more apartments to be built is unnecessary and will have a negative property value impact on the current single family dwellings. There are hundreds of apartments already in a two mile radius of here with many new and still under construction. This has become a nice area where children play and we don't need increased traffic and transient people moving in and out combined with multi-story apartments that swallow the single family homes just built. Please not ours and many neighbors lack of support for the rezoning of this property. If these are going to be 1 or 2 story brownstone type town homes that is a different story and much different than a 4 story apartment complex with hundreds of people. The parking in the streets around the new apartment complexes has become hazardous to driving and walking since the streets are narrow. It also junks up a beautiful neighborhood to have many parking along the streets vs. in parking garages around the apartments.

Sincerely Lynn and Thomas Jones - 6009 Millie Way, McKinney TX

## **Samantha Pickett**

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**Subject:** FW: Craig Ranch Rezoning Case File #18-01423Z.

-----Original Message-----

From: monica jorda

Sent: Monday, May 13, 2019 6:59 PM

To: Samantha Pickett

Subject: Craig Ranch Rezoning Case File #18-01423Z.

Hello Samantha Pickett

My name is Monica Jordan and I live at 5717 Dr Kenneth Cooper Drive, McKinney, TX, 75070.

I am writing to express my disappointment and objection to the proposed rezoning of the property referenced in case file #18-01423Z.

My objections are as follows:

Multi-family residence have a history of increasing the crime rate in nearby communities Multi-family residence tend to lower the property value of neighboring single-family residences There are 5 very large 200+ door Class A units (over 1,000 apartments) in under a quarter mile radius from the prosed zoning change There are 2 more very large Class A complexes under construction at The Hub property and The Ballfields property.

The two parcels fronting Alma Rd. would be better served by the current zoning which allows low density commercial buildings.

Closing Esplanade Dr will impact the egress and ingress to our neighborhood and acerbate traffic issues (current and future)

Simply, put we have more than enough apartments and I would like to request adequate time and an adequate forum for all the impacted constituents to have their concerns heard.

Respectfully Monica Jordan



## **Samantha Pickett**

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**Subject:** FW: Case File # 18-01423Z Hewitt Rezone

**From:** Youwon Kahng

**Sent:** Monday, May 13, 2019 7:57 PM

**To:** Samantha Pickett

**Subject:** Case File # 18-01423Z Hewitt Rezone

Hello Samantha,

I, Youwon Kahng, oppose a rezoning request for **Case File # 18-01423Z Hewitt Rezone**, as a home owner at Trails at Craig ranch. It is just the replication of rejected zoning request that plan to build multiplex two years ago. I expect that city of McKinney will make our city having zones near our community decision more beautiful and comfortable.

Thank you,

Youwon Kahng

7201 Avondale Drive, McKinney Texas 75070

## **Samantha Pickett**

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**Subject:** FW: 18-0142Z Hewitt Rezone Opposition

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**From:** Mallory Kaiser  
**Sent:** Monday, May 13, 2019 10:01 PM  
**To:** Samantha Pickett  
**Subject:** 18-0142Z Hewitt Rezone Opposition

Good Evening Samantha,

I hope this email finds you well, you are welcome to share my note at the meeting tomorrow (May 14th) at the Planning and Zoning Meeting.

As a current homeowner at The Trails in Craig Ranch I am highly opposed to the rezoning of the lots to multi family purposes and closure of The Esplanade, the very street I live on. It sickens me to think that an “investor” in properties would have the favor of this committee to rezone these lots and close The Esplanade and us as homeowners are left hopeless without a vote. We purchased our home in November of 2018 and were lured by both the amazing deal and the incredible amenities of Craig Ranch. While looking there was not much inventory, so we got more home than we needed in the hopes of building our family and future here. With the proposed Frisco school at the end of the street we knew it would be an amazing place to raise children and our home would only increase in value! Unfortunately this month we learned of the “plans” for the land just 50 feet from what we thought could be our forever home. If this rezoning was to be passed we would look out our windows at hundreds of windows looking back, a typically quiet street would become full of traffic, and all the equity we put down on our home would be lost. You may think I am being overdramatic but put yourselves in our shoes and look at both sides. You have just bought a nearly half a million dollar home, would you not do anything and everything to protect your equity? Or the other side, you are searching for a home in Craig Ranch because you love the community. Would you want to buy a half a million dollar home in the suburbs that was 50 feet from an apartment complex? The answer should be no, this is not Uptown, Downtown Frisco/McKinney, or Downtown Fort Worth where a residential home has the ability to be zoned next to Multifamily. There are plenty of apartments already built and zoned for this area and we do not need another especially within this proximity to residential areas and homes. I can guarantee you based on traffic that these apartments are not even near their capacity, which would only bring down apartment prices bringing in more crime. I hope this letter finds all of you well and you hear out the residents of this community and understand their concerns and why this would be a detriment to our community if rezoned for multi family.

Thank you!!  
Mallory

[Sent from Yahoo Mail for iPhone](#)

## Samantha Pickett

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**Subject:** FW: Case File # 18-01423Z "Hewitt Rezone"

**From:** Vishal Kirpalani  
**Sent:** Monday, May 13, 2019 7:17 PM  
**To:** Samantha Pickett  
**Subject:** Case File # 18-01423Z "Hewitt Rezone"

Hi Samantha,

My name is Vishal Kirpalani and I live at 5901 Exeter Ave, McKinney TX 75070.

I am writing to express objection to the proposed rezoning of the property referenced in case file #18-01423Z.

My objections are as follow:

1. Parking is extremely limited in our neighborhood. The additions of mufti family residences adjacent to our neighborhood would compound our neighborhood's parking issues.
2. There are currently a very high number of existing apartments in the immediate area of Craig Ranch. There are two very large apartment complexes under construction at *The Hub* property and "*The Ballfields*" property.
3. Multi family residential will increase the density of our nearby schools which are already over crowded.
4. Closing Esplanade Dr will impact the egress and ingress to our neighborhood and acerbate traffic issues (current and future)
5. The two parcels fronting Alma Rd. would be better served by the current zoning which allows low density commercial buildings.

We have a number of apartments complexes in the area, and I would like to request adequate time for all the impacted constituents to have their concerns heard.

I thank you for your consideration in this matter.

Respectfully,  
Vishal Kirpalani

## Samantha Pickett

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**Subject:** FW: Homeowner against rezoning request - 18-0142z

**From:** Lori Stevens

**Sent:** Tuesday, May 14, 2019 1:59 PM

**To:** Samantha Pickett

**Subject:** Homeowner against rezoning request - 18-0142z

Ms. Pickett:

Thank you for your commitment to making McKinney a unique and wonderful city to reside. I am a home owner in The Trails at Craig Ranch. I live at [5705 Dr. Kenneth Cooper Dr.](#) I personally enjoy many of the features of our community. I will be retiring in just a few short years and did picture myself continuing to reside in this community. However, that dream may have to change as I am very concerned about the proposed rezoning of the property adjacent to our community and the proposed elimination of a street. The proposal impacts our home values, crime rate, increases the maintenance cost our park (which our small HOA pays for not the Craig Ranch HOA), and parking.

It is unclear to me why Mr. Blevins on behalf of Mr. Patel indicates that the original plan is no longer suitable for this area of Craig Ranch. Collin McKinney Parkway already has a series of mixed used buildings on the street and it makes sense to me to continue that theme down the street. Townhomes are preferable over multi-family structure(s) especially when considering the number of existing multi-family structures nearby and the influx of new construction underway in the 121/Alma corridor for multi-family units.

I ask that the members of the Planning and Zoning board and the City Council to conduct some due diligence on their own by actually looking at the area in person and not rely on statements from Mr. Blevins and Mr. Patel. I ask that the members of the Planning and Zoning board and the City Council vote against the proposed re-zoning.

Respectfully,

Lori Stevens

## **Samantha Pickett**

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**Subject:** FW: Case File # 18-01423Z "Hewitt Rezone"

Original Message-----

From:

Sent: Monday, May 13, 2019 6:18 PM

To: Samantha Pickett

Subject: Case File # 18-01423Z "Hewitt Rezone"

Samantha,

I'm writing to you in regards to the rezoning of the areas detailed in the above case. I believe that a multi-family zoning proposal is a detriment to our neighborhood. We have plenty of apartment complexes in the Craig ranch community and the location better serves as townhomes or single family homes. Parking is overcrowded and it would be an obstruction to the view and the way the community is built.

Thanks -Lan

5909 Dr Kenneth Cooper

Sent from my iPhone

## Samantha Pickett

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**Subject:** FW: Proposed Zoning Changes

**From:** Jayme Lawson  
**Sent:** Tuesday, May 14, 2019 12:39 PM  
**To:** Samantha Pickett  
**Subject:** Proposed Zoning Changes

Dear Commission Members and Ms. Pickett

Thank you for your service to our city! My name is Jayme Lawson. I am a resident of Craig Ranch North. I live at 7908 White Stallion Trail, McKinney, TX.

I have learned that a Mr. Avant Patel Marhantraj CR LLC, Midlothian, TX is requesting a rezone of 17 acres of land in Craig Ranch fronting Collin McKinney Parkway, Alma Road, Hewitt Drive and Millie Way.. The land is immediately adjacent to The Trails Ranch Community. Mr. Patel is requesting the rezone of the subject property from "PD"-Planned Development District and "REC"-Regional Center Overlay District to "CI"-Neighborhood Commercial District.

I strongly believe that the zoning change and the developer's request to close Esplanade Way should be denied because:

- The two parcels fronting Alma Rd would be better served by the current zoning which allows for low density commercial buildings.
- The closing of Esplanade Way would cause traffic issues regarding the egress & ingress not only to The Trails neighborhood. If Mr. Patel is allowed to close and incorporate Esplanade Way into his apartment development, this neighborhood will have very limited access to turn north on Alma Rd. The road's closure would exacerbate future traffic issues that will be created when a new Frisco Elementary School is opened in our neighborhood at Alma Rd & Kickapoo Dr. More specifically, the additional traffic created by the new Frisco Elementary School combined with Esplanade's closure will adversely affect the safety of our neighborhood's children. Additionally, the traffic on Alma Road is already congested on a daily basis.
- There are currently an excessively high number of existing apartments in the immediate area near The Trails Community and Craig Ranch. There are two very large apartment complexes under construction at "The Hub" property development and "The Ballfields" property. In addition, there are existing Multi Family Zoned tracts of land that allow two additional four story apartment complexes adjacent to Times Square Apartments and the new Central Park Apartments near The TPC Golf Club adjacent to our Trails community.
- Multi-family residential development has a history of increasing the crime rate in nearby communities.
- Multi-family residential development will increase the number of students in our nearby schools which are already over-crowded.
- Multi-family residential development often lowers the property value of neighboring single family residences.
- There are most likely other unfavorable consequences for this type of development in our neighborhood that we or the City have not foreseen.

Thank you in advance for your careful consideration of this matter. Upon review of this zoning request, I believe that you will have the same concerns as my neighbors and myself have with the rezoning this property by Mr. Patel.

Jayme Lawson

## **Samantha Pickett**

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**Subject:** FW: The Trails Community Zoning

**From:** Michael Gutierrez

**Sent:** Monday, May 13, 2019 9:36 PM

**To:** Samantha Pickett

**Subject:** Re: The Trails Community Zoning

Hi Samantha,

I would add that the sudden prospect of having apartment complexes snuck into Craig Ranch—a community whose home values partly depend on the exclusivity that comes with the absence of apartments—would set a dangerous precedent for future potential affluent residents who trust the city to protect the exclusivity communities like Craig Ranch provide. As you know, McKinney is a booming area, with many dual income households moving in from the coastal areas of the country, and other parts of Texas. If word gets out—through strategically placed press reports—that the City of McKinney can not be trusted to protect the home values of its residents and allows developers to suddenly threaten critical street closures without due diligence or sufficient notice, McKinney faces the prospect of lost tax revenue over the long term from would-be affluent homeowners.

Please reconsider postponing tomorrow's proposed action so that all stakeholders' views are considered and the long-term economic development implications to the city are more fully vetted.

Thank you.

MG

## **Samantha Pickett**

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**Subject:** FW: Hewitt Rezone

-----Original Message-----

From: Kena McKee

Sent: Tuesday, May 14, 2019 2:30 PM

To: Samantha Pickett

Subject: Hewitt Rezone

Thank you for the opportunity to address the McKinney Planning and Zoning Committee at this critical time for our neighborhood.

It is with intense concern, that we feel this change in development will put many extremely negative effects on our homes and streets. We would be challenged by property values, safety, and large volumes of traffic.

We were, of course, not expecting, whatsoever, a zoning change as we bought forever homes. Lifetime savings were invested by many of our residential single families. Please consider your citizens as you investigate the land, but more importantly, your citizens and schools.

It is greatly disappointing to realize what could change our quiet one way street and walking path. Traffic and speed, is already a danger on Dr Kenneth Cooper Dr.

If construction of any kind begins on Hewitt, we will continue to ask that large city trucks and all construction traffic are directed off of this one way street for pedestrian and parking/traffic concerns.

We look forward to working with the city and each of you, to continue with development for the positive benefits of current residents as well as our future!

Mark and Kena McKee

Sent from my iPhone



## **Samantha Pickett**

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**Subject:** FW: Hewitt Rezone

-----Original Message-----

From: Kena McKee

Sent: Tuesday, May 14, 2019 1:34 PM

To: Samantha Pickett

Subject: Hewitt Rezone

Mckinney Planning and Zoning Committee:

I would like to voice my extreme concern with the zoning within very close proximity of our single family neighborhood.

It is of detrimental effects for the property values and security of our homes.

We live on a one way street, Dr Kenneth Cooper Dr

Sent from my iPhone

## **Samantha Pickett**

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**Subject:** FW: In Defense of Homeowners at Craig Ranch

**From:** Jim Miller

**Sent:** Thursday, May 16, 2019 12:39 AM

**To:** George Fuller ; Chuck Branch; Scott Elliott; Charlie Philips ; Tracy Rath; Rainey Rogers La'Shadion Shemwell

**Cc:** CityManager Samantha Pickett

**Subject:** In Defense of Homeowners at Craig Ranch

To Whom It May Concern,

My name is James Miller. I am a homeowner in the Spicewood Community at Craig Ranch. I am writing today to urge you to help our community on a very important matter. This letter contains my personal opinions, based on information that I believe to be true and accurate.

As I'm sure you already know, there was tremendous concern displayed by citizens at last night's Zoning Board meeting, regarding item number 18-01427Z, Hewitt Rezone.

The situation as I understand it is this...twenty years or so ago, the parcels of land in question, located at Alma and Collin McKinney Parkway were designated to include multi-family, but could have some combination of single family dwellings, townhomes, and apartments. The apartments potentially could be high rise, as high as twelve floors. The developer, on behalf of the owner of the property, has requested zoning changes which would, among other things, limit the planned apartments to be only four floors high. A big win for the homeowners in the Trails and in Spicewood, as communicated at last night's meeting.

As evidenced by vigorous letter writing campaigns, the attendance at the meeting, and the very vocal displeasure of the homeowners in this community, an apartment development will not be well received nor welcome in this neighborhood by most, nor will the requested road closures and other changes.

From the comments at the meeting, and in speaking to some very unhappy homeowners, the chief complaints are as follows:

1. Virtually no one in the neighborhood had heard a word about the proposed changes until the mandatory signage went up on the actual address of the proposed changes. The homeowners who would be most affected by this eventuality have been notified neither by the City of McKinney nor by the developer, Sanchez and Associates. This created lots of confusion and the dissemination of incorrect information because no one really had been brought up to speed on what was going on.
2. Apartments of any scale would be devastating for area homeowners. We are currently surrounded by large complexes already, with more on the way. The traffic flow is already so congested, and the street layout so illogical and confusing that it's amazing that anyone is even contemplating talking about adding apartments and closing streets. Every morning, you need to

have the skills of John Dillinger to be able to even escape the neighborhood. How can the McKinney Planning Department be on board with another apartment here?

But let's be specific. Using the first quarter of 2019 for the 'as of date', in the last 12 months, there have been 1950 new apartment units built in the Allen/McKinney submarket. 922 of those 1950 new apartment units were built in Craig Ranch. In all of Allen, in all of McKinney, for a whole year, almost half of the apartments built were built right here in Craig Ranch. Let's drill a little deeper. According to websites, the City of McKinney encompasses 63 square miles. The City of Allen, 27 square miles. So together, the areas of Allen plus McKinney equals 90 square miles. Craig Ranch, listed at 2,200 acres, calculates to be 3.44 square miles. So do you see this? About half of ALL of Allen and McKinney's recently completed apartments have been put in a little bitty area that's less than 3 and a half square miles. But they think we need MORE. How much more? Glad you asked. The number of properties currently under construction, which of course does not include the properties we're talking about, is mind blowing. There are currently 3,079 units in that sub-market under construction. Of those 3,079 units, 1,443 of them are in or extremely close to Craig Ranch. So looking back a year, and looking forward a year, close to 3,000 apartment units have been, or will be built. ALMOST HALF of them will have been built in that 3.44 square miles of Craig Ranch, the others so close that we'll be using the exact same roads to try to make it to and from work on time. Or even to go to the neighborhood grocery store. To keep it super accurate, in that two year period, 47% of the apartments built in the Allen/McKinney submarket will have been built in in an area that makes up less than 4% of the areas of both cities. Yet the City of McKinney, the owner, the developer, and all the powers that be want to give us more, more, more apartments. Only even closer to our doorknobs than ever before. It's madness.

3. When we bought our home in Spicewood six months ago, we were told that the land across the street from our home was zoned to allow for single family homes, town homes, or apartments. But that the streets and utilities were configured in such a way that it would almost surely be single family homes or townhomes. Now, after pretty much the last house in the neighborhood has been sold, we're told that it's going to be apartments and that the roads and utilities will be reconfigured to accommodate apartments. I'm sure you can conclude what our imaginations are telling us. That there has been collusion between the developer, the city and the builders to conveniently disguise the true intent in order to get what they want. At least three people at the meeting last night indicated that they wouldn't have bought here had they known they were joining apartment city. We feel that way, too. There were other options out there. We are not rich. The biggest investment we will make is in our home. Everyone gives us a sympathetic nod when they hear apartments will be 50 FEET FROM OUR FRONT DOOR. But sympathetic, or even empathetic nods don't mean anything to us, because as you're nodding, you're also thinking "Thank God that's not our home". Well it **is** our home, and we do not want to have apartments 50 FEET FROM OUR FRONT DOOR. If Mr. Patel, the landowner, doesn't care about us, and the developer, Mr. Sanchez doesn't care about us, and the Planning and Zoning Commission doesn't care about us, and the City Council doesn't care about us, who have we to fight for our investment? As our ability to sell our home for close to what we paid for it slips away, even as the Tax Assessor will attempt to raise their interpretation of the valuation of our home and quickly stamp "rejected" onto

the vast majority of appeals, who among you care about that? Anyone? Anyone? Bueller? Bueller?

4. If our worst fears are coming true, and everyone with any say so seems to be working in unison to make it happen as fast as they can, and apartments do go up 50 FEET FROM OUR FRONT DOOR, are you aware that the developer has absolutely no plans to put any kind of fence or separator on the property? He told us that himself last night. Nice! Now people on the 4th floor, our NEIGHBORS, will be able to look right down into our home anytime they want. Sucks for us. But whew, aren't you guys lucky it isn't your home?

5. Of everyone who spoke at last night's meeting, no one had heard of this change or this meeting until the required signage was posted. Thank God there is a law that requires that sign to be posted or we'd all be wondering what that 4 story building was going to be, even as it was being built. All have done a good job of almost getting this thing slipped through undiscussed.

6. The developer proudly indicated that they were going to build a parking garage, and that garage was going to be sufficient to house 75 percent of the residents' vehicles indoors. 75 percent? Really? That was going to get approved? In speaking to a close colleague who has been in apartment management for 30 plus years in the metroplex, I was told every one of their properties, every one, has indoor parking to not only cover 100% of the residents, but also enough parking for their guests. Are you really going to allow them to only build far less than 75% of their parking needs while dumping the rest on the neighborhood? Is it a big deal? Imagine in your nice homes, that are nowhere near this pending disaster zone, if only 75% of the inside of your home had a roof over it. Seriously, please try to imagine that. Pretty huge impact, huh? That's the impact you're asking for our neighborhood to absorb and endure.

7. I know absolutely nothing about Sanchez and Associates, but I do see on their website that they take credit for the recent civil engineering roadway design projects for the Collin McKinney Parkway project. I find that very troubling in that I live on Collin McKinney Parkway, and if you ask ANYONE who owns a home in Spicewood, on Collin McKinney Parkway, they will tell you that it's very poorly designed and extremely unsafe. Please, go ahead and ask them. But I also see that Sanchez and Associates have done millions and millions of dollars worth of work for the City of McKinney. So that's quite a partnership, isn't it?

So what to do, what to do?

There are some things I'd, as an over-taxed homeowner, would like to see or ask:

1. Have there been renderings of the proposed apartment and other buildings done? If so, how have they not been made public, and especially at the meeting last night? If there have not been renderings done, how the heck could you have taken a vote last night, had you not been pressured by concerned citizens to table the vote for another time? What is the norm, you know, for *normal* developer projects? No matter, we need to see exactly, exactly, what they're planning to build. Not generalities, not feel good, anecdotal vague comments, but drawings of what it's really going to look like. Real numbers of how many people, how many cars, etc.

2. The developer (and city staff) was really counting on persuading people to support this endeavor by reiterating that right now as zoned, it could be 12 stories high, so we homeowners should be grateful that out of the kindness of their hearts, the owner and developer only want to build a 4 story complex. First of all, if they thought there was sufficient potential occupancy for 20 stories, they'd be asking for 20 stories. But they know the area is already oversaturated with apartments. But the argument that it could be worse (12 vs. 4) is much like hearing from the doctor "Well, it's only stage 3 lung cancer. It could be worse. It could be stage 4 pancreatic cancer." Why should this be an acceptable argument to us? Why should we not expect a better result? Are there not checks and balances in place that if the City of McKinney staff and council were truly representing the citizens, they would recognize that we don't need more apartments, the infrastructure can't support more apartments, and it's not right to build a complex 50 FEET FROM SOMEONE'S PRIVATE DOORSTEP. Can anyone name another apartment in McKinney that is, without a wall or separator of some kind, 50 FEET FROM SOMEONE'S DOORSTEP? So come on folks, let's not change the tag line from "City of McKinney, Unique by Nature" to "City of McKinney, A Developer's Heaven". Let's all agree that the ONLY people who benefit from building this apartment are the owner of the property and the developer. Please remember who has the biggest stake here, and that's those of us who will have to look out our windows and see sites like the attached photograph. This is the corner of Meyer and Henneman in Craig Ranch. In Craig Ranch! And soon, more to come like it. BTW, aren't there city ordinances that prevent cars from parking on the side of the road on empty lots? I mean, this can be seen from 121. So beautiful. And already in our neighborhood. Yeah, we need MORE OF THIS!!!!



3. If the worst case scenario happens and the builder gets his way and does get to put apartments there despite every logical reason to the contrary (hey, they have influence and apparently we don't), can we not insist that there be enough indoor parking to accommodate 100% of the occupants and their guests, and can we not require them to build a separation wall between the complex and the people who have actually, and probably foolishly, invested in this neighborhood?

Right now, heated election runoffs are going on in Plano and the dividing line between candidates seems to be this very issue. How many apartments are too many? The next McKinney election may very well be about the same thing. Please consider my plea to please consider what's right for Craig Ranch and the people who have bought homes here, rather than what's right for an owner and a developer who don't really care if they pee in the pool since they don't swim in it anyway. Someone please help us. It actually feels good to do something that's right just because it's right.

And just to be clear...these are my opinions only, and they in fact are opinions. I am not speaking for everyone who lives here. And having lived in apartments a large portion of my life, I am not against having apartment complexes in Craig Ranch. If done well, they can be an asset to our community. But there should not be such an overwhelming number built in such a small, congested area. And they certainly should be required to have a wall of separation, and they should not be closer to our front porches than our own mailboxes.

Thank you for taking the time to read this letter.

## **Samantha Pickett**

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**Subject:** FW: #18-01423Z Hewitt Rezone

-----Original Message-----

From: Sam MITTON

Sent: Monday, May 13, 2019 9:48 PM

To: Samantha Pickett Subject: #18-01423Z Hewitt Rezone

Samantha,

I am very concerned with the possibility of the City changing the zoning of these tracts to solely Multi Family. The current Mixed Use Zoning has more control and limitations. Also the possibility of road closures will add to current traffic and parking issues we already have. Currently traffic on Dr Kenneth Cooper Drive increases daily and speed zones are ignored. With the new Frisco Elementary School at Alma and Kickapoo, Dr Kenneth Cooper Drive will become a parking lot and residents will not be able to come and go as they please during schools drop off time and pick up times.

Multi family residential has a strong history of increasing crimes, lowering property values and increasing our already crowded school districts. We are deeply concerned with this rezoning issue. Please make sure my concerns are heard at the 5/14 meeting.

Thanks

Sam Mitton

Sent from my iPhone



## **Samantha Pickett**

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**Subject:** FW: Case File # 18-01423z "Hewitt Rezone"

**From:** Gary Morrow

**Sent:** Tuesday, May 14, 2019 10:49 AM

**To:** Samantha Pickett

**Subject:** Case File # 18-01423z "Hewitt Rezone"

Good Morning Ms. Pickett –

I am writing to you to express my concern and complete shock regarding the Hewitt rezoning proposed.

Historically and it is a proven fact, Multi Family residential zoned areas increase crime and misuse of surrounding facilities. Example: The apartments, Park Side at Craig Ranch, is an out of control facility. I site the parking debacle (20-30 cars parking on the ranch land adjacent the build nightly, see attached) and 5 crime reports from April 2019.

I challenge you or anybody from the Planning Commission to stop by Park Side, drive down Meyer Way, at around 8:00PM and see for yourself. Semi trucks, construction vehicles, cars and trucks line the fence next to the cattle in a no parking zone. There are car parts and trash all along the property. Nobody appears to be managing this facility, as could and most likely be the case with this rezoning.

In addition to the parking and crime reports, businesses are being run from the Apartments (Example: Alpha Bartending) and goodness knows what else.

Bottom line, my wife and I recently moved to the Trails of Craig Ranch, from Frisco, for this exact same reason, over development and crime. Now I see our investment in jeopardy once again with this rezoning proposal. I can only assume is this rezoning is approved coupled with the increase taxes, the leadership of the City of McKinney is not concern about single-family homeowners of Craig Ranch.

I will be attending the meeting tonight expecting a vote no on the rezoning. If not, McKinney will lose a solid and contributing resident.

Gary Morrow

## **Samantha Pickett**

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**Subject:** FW: case file #18-01423Z "Hewitt Rezone"

**From:** Quang Nguyen

**Sent:** Monday, May 13, 2019 8:47 PM

**To:** Samantha Pickett

**Subject:** case file #18-01423Z "Hewitt Rezone"

Dear Samantha Pickett,

I was just made aware of the Hewitt Rezone and would like to share my concerns of the zone changes. I recently just bought my house on The Esplanade believing it was just single family residences. If I had known that apartments were in the plans of the neighborhood, I would have found another location to live. This is my first home and I don't want to see my property value go down because Mr. Patel wants to build apartments in my backyard. There are many apartments around the area already. Schools are already overcrowded. Closing of Esplanade Drive would also cause more traffic.

I hope that the P&Z commission members sees our concerns make a decision that helps our community by denying the Mr. Patel's request for apartments and closing of Esplanade Drive.

Thank you for your time.

Quang Nguyen

**Samantha Pickett**

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**Subject:** FW: ReZoning

**From:** Judy Nolley

**Sent:** Monday, May 13, 2019 8:52 PM

**To:** Samantha Pickett **Subject:** ReZoning

Mr. Pickett

I am very apposed to the rezoning of the property between Collin McKinney and Hewitt. As a homeowner in The Trails at Craig Ranch I believe this would greatly effect my home value. I hope you will not allow this rezoning to take place.

Thank you,  
Judy Nolley

## Samantha Pickett

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**Subject:** FW: Case file #18-01423Z

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**From:** Jimmy Park  
**Sent:** Tuesday, May 14, 2019 3:01 PM  
**To:** Samantha Pickett  
**Subject:** Case file #18-01423Z

I am writing to express my disappointment and objection to the proposed rezoning of the property referenced in case file #18-01423Z.

My objections are as follows:

1. Multi-family residence have a history of increasing the crime rate in nearby communities
2. Multi-family residence tend to lower the property value of neighboring single-family residences
3. There are 5 very large 200+ door Class A units (over 1,000 apartments) in under a quarter mile radius from the prosed zoning change
4. There are 2 more very large Class A complexes under construction at The Hub property and The Ballfields property.
5. The two parcels fronting Alma Rd. would be better served by the current zoning which allows low density commercial buildings.
6. Closing Esplanade Dr will impact the egress and ingress to our neighborhood and acerbate traffic issues (current and future)

Simply, put we have more than enough apartments and I would like to request adequate time and an adequate forum for all the impacted constituents to have their concerns heard.

Jimmy P.

Sent from my T-Mobile 4G LTE Device

## **Samantha Pickett**

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**Subject:** FW: The Trails Community Zoning

**From:** Rebecca Gutierrez

**Sent:** Monday, May 13, 2019 8:11 PM

**To:** Samantha Pickett <spickett@mckinneytexas.org>

**Cc:** Michael Gutierrez

**Subject:** The Trails Community Zoning

Hi Samantha,

Writing to express our concern over the zoning change request over the four tracts of land fronting Alma Road, Wessex Drive, Meyer Way and Uplands.

Not only would changing the zoning of these tracts to solely multi family areas significantly decrease the value of everyone's home in the area, but would be a complete financial disaster to everyone involved except for the developer.

The current apartment complexes already nearby aren't even close to being at capacity in any way and there are more already planned near the Hub 121 sight. I'm sure I don't need to go into all the other unfavorable consequences of apartment complexes nearby, but this would be a huge mistake in every single way.

McKinney, Texas is "Unique by Nature" because of it's pleasant solitude and family friendly atmosphere. Stacking apartment complexes completely ruins that vision.

Please reconsider this proposal,  
-Rebecca Gutierrez

## **Samantha Pickett**

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**Subject:** FW: Case File #18-01423Z Hewitt Rezone

-----Original Message-----

From: Zach Rader

Sent: Monday, May 13, 2019 7:54 PM

To: Samantha Pickett

Cc: Amber S

Subject: Case File #18-01423Z Hewitt Rezone

Good Evening Samantha,

I wanted to contact you to express my concern for the Hewitt Rezone project:

1. I believe cutting off The Esplanade road could cause significant traffic congestion when the zoned elementary school is built; I don't believe given the haste that this project has been proposed has allowed for proper traffic studies
2. I'm concerned that the green area that HOA money pays for will become common area for the apartment dwelling community; for which they can use without paying the appropriate upkeep costs.
3. I'm concerned about the lack of privacy my family will have whenever the 3-4 story apartments can see directly into my windows and yard.
4. Also, I don't understand the need for more apartments; the apartment density seems to be very high in this area already

Thank you for your time.

Jonathan Rader

## Samantha Pickett

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**Subject:** FW: Case file: #18-01423Z "Hewitt Rezone"

**From:** Eric Renninger

**Sent:** Monday, May 13, 2019 10:27 PM

**To:** Samantha Pickett

**Subject:** Case file: #18-01423Z "Hewitt Rezone"

Dear Ms Pickett,

I am a homeowner in the Trails at Craig Ranch community, and I am extremely concerned with the proposed short notice zoning changes being considered by the City of McKinney in our neighborhood.

We purchased our home in September 2018 to raise our family amongst other homeowners with similar values and common vision for our community. The wide sweeping proposed re-zoning with little notice is certainly not in the spirit of the established community impacted by this decision. We were attracted to the neighborhood due to the open spaces, high end feel and little congestion. The consideration that a "major" re-zoning could happen was not a concern, now here we are less than 1 year later, with major changes being proposed. We thought we knew how the City of McKinney valued communities and the families raising children in them, and are asking that you consider the homeowners in this community in your decision. Re-zoning as proposed would be extremely disappointing and devalue our community and the values of our homes, which many of us have our lives saving invested in, hoping to give our families a better life in McKinney.

Listed below are additional concerns I have about the proposed re-zoning:

- Increased congestion throughout the neighborhood and a lack of parking.
- There will soon be **a new Frisco elementary at Alma and Kickapoo**, so this proposed re-zoning would only add to future traffic and congestion issues on Kickapoo (the only North exit to the neighborhood if the re-zoning is approved).
- lowering existing property values.
- Neighborhood park and gazebo, would get increased use and foot traffic, which is solely maintained by the HOA dues of the trails homeowners.
- Closing of Esplanade is not acceptable, Kickapoo would then be the only direct exit available to turn north on Alma. (see issue above)
- increased traffic on the few remaining exiting streets to Alma puts our children at risk with speed already being a concern, especially on Kickapoo (just add the school traffic to an already dangerous traffic flow)
- There are currently a very high number of existing apartment complexes with others under construction at the Hub property and The Battlefields.
- Multi Family residential has a history of increasing crime rare in nearby communities.
- Multi Family residential will increase the burden on our already overcrowded schools

I appreciate you hearing and strongly considering the objections to the re-zoning by the concerned citizens of the adjacent communities. Thank you for hearing from the homeowners who will be directly impacted by this decision, financially and from a quality of life standpoint.

Respectfully,





## **Samantha Pickett**

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**Subject:** FW: Case File #18-01423Z "Hewitt Rezone"

-----Original Message-----

From: Trish Rissman

Sent: Tuesday, May 14, 2019 8:58 AM

To: Samantha Pickett

Subject: Case File #18-01423Z "Hewitt Rezone"

To the P&Z Committee Members of McKinney

I was deeply troubled to learn of the request permit to rezone an area in my community of the Trails in Craig Ranch. I am requesting that the P&Z committee do not allow this rezoning for apartments on Alma , Wessex, Meyer and Uplands. We have also heard that the owner is requesting closure to some of the roads leading in and out of the area and that is nonsense. If you spent a little time here you would find out how difficult it already is to get around. I watch every day as cars drive down our one way street (Kenneth Cooper) going in the wrong direction. Visitors to our home always comment on the condition and layout of the roads into our community.

I am especially upset with myself for not paying more attention to what is happening to this neighborhood. After moving here 3 years ago from 27 years in Stonebridge I felt it would be a good place to retire but I am now unsure. This area is becoming a community of almost all renters, with a few streets of houses to make it appear that we are a community. I do not know many neighbors because every time we meet one they are renters and they move away after a short time. We need to have some stability in this community. We are one of the first places visitors see when they come to McKinney. Please overturn your recommendation to allow this zoning change.

I will be unable to come to tonights meeting, but hope that you will share my concern.

Trish Rissman

6001 Dr. Kenneth Cooper Dr.

McKinney, TX 75070

## Samantha Pickett

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**Subject:** FW: Rezoning of the Property along Collin McKinney Pkwy - Craig Ranch area

**From:** Rhonda Rohren

**Sent:** Tuesday, May 14, 2019 12:12 PM

**To:** Samantha

**Subject:** Rezoning of the Property along Collin McKinney Pkwy - Craig Ranch area

Good afternoon Samantha. I understand that you are overseeing the request by Mr. Patel to rezone the land adjacent to and south and east of my neighborhood which is the Trails at Craig Ranch.

I am extremely concerned about this request to rezone it to apartments and townhomes and the impact it will have on not only my property value but my quality of life as well. My biggest concern is the tracts of land that would be designated solely for Multi-Family. In addition, the request to closing Esplanade Dr between Wessex Dr and Meyer Way is totally unacceptable. I use this as a means of exiting my neighborhood multiply times during a single day. This would limit our access into and out of our neighborhood and is totally undesirable.

I implore the committee to deny this request and put themselves in our position as homeowners in this area. Would they want this activity taking place if they actually lived here? I doubt it!

My concerns are as follows:

- There is already an abundant number of existing apartments in the immediate area of The Trails and Craig Ranch. There are two very large apartment complexes under construction at *The Hub* property and "*The Ballfields*" property. In addition, there is existing Multi Family Zoning allowing two additional four story apartment complexes adjacent to Times Square and the Craig Ranch Fitness Center area.
- Additional Multi Family residential area is not needed in our area! More single family dwellings are needed.
- Parking is already limited in my neighborhood. This would compound the issue.
- Multi Family residential has a history of increasing the crime rate in nearby communities
- Multi family residential will increase the density of our nearby schools which are already over-crowded.
- Multi family residential tends to lower the property value of neighboring single family residences.
- My Neighborhood Park and Gazebo which The Trails' Homeowners already solely pay to maintain would be available for unlimited use and the degradation by the people and pets living in the multi family complex and the townhouses. The overall Craig Ranch Community does not contribute to the upkeep of our Park property. It is unfair to us as Homeowners to allow that to be used by others.

In addition, I believe we were given insufficient time to learn of and understand the issues with this rezoning request.

Please share the opinions and concerns of those of us that live in the committee with the committee.

Thank you for your time!

Rhonda Rohren

5917 Mayhew Ct, Mckinney

**Rhonda Rohren CPCU, CLU**

Technology Analyst  
Fire Customer Acquisition  
Cityline, Bldg 1

## **Samantha Pickett**

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**Subject:** FW: Hewitt Rezone case file #18-01423Z

-----Original Message-----

From: Stephanie Miller

Sent: Tuesday, May 21, 2019 7:30 PM

To: Samantha Pickett

Subject: Hewitt Rezone case file #18-01423Z

Good evening Samantha -

I am a Craig Ranch resident and am adamantly against the apartments being proposed with the aforementioned case number. We have a plentiful amount of apartments in Craig Ranch and surrounding areas already.

I do not want to see our property values decline. Please express my disapproval to the P & Z commission.

Thank you,  
Stephanie Miller  
5609 Cojimar Dr  
McKinney, TX 75070

Sent from my iPhone

**Samantha Pickett**

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**Subject:** FW: Opposing Case File # 18-01423Z "Hewitt Rezone":

**From:** Vincent See

**Sent:** Monday, May 13, 2019 7:31 PM

**To:** Terrance Au; Samantha Pickett

**Subject:** Opposing Case File # 18-01423Z "Hewitt Rezone":

Hi Samantha,

My name is Vincent See. My wife and I are homeowners of a single family property at: 7205 Avondale Dr, McKinney, TX 75070.

The intent of this email is to notify you that we **oppose** the rezoning change request as presented on the case file stated in the subject line.

Our concern is on the multi family zoning request. It is of our opinion that this will have a negative impact on our property value. Hence, our only option is to reject this request and to relay our concern to you.

Thank you for your time.

-Vincent

## Samantha Pickett

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**Subject:** FW: Hewitt Rezone, Case File #18-0142Z

**From:** Stevens,Dick  
**Sent:** Tuesday, May 14, 2019 12:27 PM  
**To:** undisclosed.for.privacy  
**Subject:** Hewitt Rezone, Case File #18-0142Z

Dear Commission Members and Ms. Sara Pickett

Thank you for your service to our City! My name is Dick Stevens. Having personally served on the McKinney P&Z Commission for many years I know how much time and effort you must give to make sure you do what is right for the people of McKinney!

I am a resident of The Trails Community in Craig Ranch. I live at 5705 Dr. Kenneth Cooper Drive, McKinney, TX.

It is my understanding that Mr. Avant Patel, Marhantraj CR LLC, Midlothian, TX is requesting a rezone of 17 acres of land in Craig Ranch fronting Collin McKinney Parkway, Alma Road, Hewitt Drive and Millie Way. The land is immediately adjacent to The Trails Community in the Craig Ranch. Mr. Patel is requesting the rezone of the subject property from "PD"-Planned Development District and "REC"-Regional Center Overlay District to "CI"-Neighborhood Commercial District.

I believe that the zoning change and the developer's request to close Esplanade Way should be denied because:

- It would seem that if given Multi Family Zoning versus the current "PD"-Planned Development District Zoning, the community would lose a large amount of control over the specific design of Mr. Patel's apartment project. Is this true?
- Can the City afford to rezone commercial zoned property to residential zoned property and keep our property tax rates affordable?
- The two parcels fronting Alma Road which Mr. Patel wishes to rezone Multi Family would seem to be better served by the current zoning which allows for low density commercial buildings.
- The Trails Community would much rather have office development over apartments.
- How would the City Council feel about losing the valuable commercial zoning's higher tax benefits to multi family residential zoning fronting the high profile and high traffic Alma Road?
- Alma Road has also become one of our City's primary *Welcoming Entrances*. Would our City Fathers want more apartments greeting our City's families and visitors?
- **The closing of Esplanade Way would cause serious traffic issues regarding the egress & ingress to our neighborhood. If Mr. Patel is allowed to close and incorporate Esplanade Way into his apartment development, our neighborhood would have very limited access to turn north out of our neighborhood on Alma Rd.**
- Mr. Patel's proposed multi family and townhouse development surrounds our neighborhood on two sides. The other two sides of our neighborhood are *cutoff* from good accessibility by The Cooper Fitness Center and Kenneth Cooper Park.
- Esplanade's closure also would exacerbate traffic issues created when the new Frisco Elementary School is opened in our neighborhood at Alma Rd & Kickapoo Dr.
- Esplanade runs directly into the front door of the new Elementary School.

- **More importantly, the additional traffic created by the new Frisco Elementary School combined with Esplanade's closure will adversely affect the safety of our neighborhood's children.**
- Less streets means more traffic on our remaining streets.
- Because of the "Urban Street Design" in The Trails, parking is very limited in our neighborhood. The additions of multi family residences adjacent to our neighborhood would compound our neighborhood parking problems and issues.
- During school hours parking will be even worse.
- There are currently an excessively high number of existing apartments in the immediate area near The Trails Community and Craig Ranch.
- There are two very large apartment complexes under construction at "The Hub" development and "The Ballfields" property.
- In addition, there are existing undeveloped Multi Family Zoned tracts of land within blocks of our neighborhood that allow two additional four story apartment complexes which are adjacent to the large units Times Square Apartments and the new large units Central Park Apartments.
- Multi family residential development has a history of increasing the crime rate in nearby communities.
- Multi family residential development will increase the number of students in our nearby schools which are already overcrowded.
- Multi family residential development often lowers the property value of neighboring single family residences.
- Our Neighborhood Park and Gazebo is surrounded on two sides by the proposed development. *The Trails'* homeowners own and care for this park. The Trails' homeowners pay out of pocket for the property taxes and maintenance of the Park. The apartment dwellers would have unlimited use of our Park. One would expect there be significant degradation of our Park by the people and pets living in this multi family development.
- There are most likely other unfavorable consequences for this type of development in our neighborhood that we or the City have not foreseen.

**Our residents were only made aware of this zoning request last week. So at the very least, we request that the Commission postpone tonight's vote for our Community to be able to meet with Mr. Patel to discuss his development plans.**

*Please, ask yourselves how you would feel if an out of town developer came into your McKinney neighborhood requesting to completely change the Planned Development Zoning that you had expected when you purchased your home and develop more apartments!*

Thank you in advance for your careful consideration of this matter. Upon review of this zoning request, I believe that you will have the same concerns as my neighbors and myself have with the rezoning this property. by Mr. Patel.

Thanks,

Dick Stevens

**Samantha Pickett**

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**Subject:** FW: Hewitt Rezone, Craig Ranch - Case File # 18-01423Z

**From:** JEFFREY SWEETIN

**Sent:** Tuesday, May 14, 2019 11:30 AM

**To:** Samantha Pickett  
[REDACTED]

**Subject:** Hewitt Rezone, Craig Ranch - Case File # 18-01423Z

Ms. Samantha Pickett,

I'm writing to express our strong opposition to the Hewitt Rezoning request for in the community of Craig Ranch. We own a home and live in the Trails at Craig Ranch, which is directly adjacent to the proposed Hewitt re-zoning request by Mr. Patel that would allow for large multi-family developments (apartments), and we are adamant that this change not be allowed by the McKinney Planning and Zoning Commission.

We purchased our home in the Trails at Craig Ranch for the quiet and close knit feel of this smaller community within a larger development and allowing additional apartments and townhomes to be built in close proximity to our community would significantly affect our property value in a negative way. By allowing the building of multiple apartment complexes in our neighborhood, we would most certainly lose the value and benefits of what attracted us to live in the Trails, including the Park area that we alone pay for through The Trails HOA annual fees but all others from the apartment complexes would have access to without paying the dues.

We already have a townhome complex being built literally across the street from our home which we are already nervous about and have been weighing our future of owning a home in the Trails. If this re-zoning is approved to allow several more multi-family developments in close proximity, we, among many others, will then be looking to sell our homes before these apartment complexes are built, thus de-valuing our homes and move elsewhere.

There are currently a very high number of existing apartment developments in this area within a 2 miles radius of Craig Ranch, including the new complex just finished near the Craig Ranch Community Center along with the already approved Multi-Family zoning allowing two (2) additional four (4) story apartment complexes to be built adjacent to the Craig Ranch Times Square and Fitness Center area.

Please help us by expressing our concerns and opposition to the McKinney Planning and Zoning Commission at tonight's meeting with the desired result of not allowing the Hewitt Re-zoning request by Mr. Patel.

Thank you, Jeff

Jeffrey Sweetin & Leslie Bell

5908 Uplands Drive,

McKinney, TX 75070



## **Samantha Pickett**

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**Subject:** FW: Hewitt Rezone (Case #18-01423Z)

-----Original Message-----

From: Rachel Teo

Sent: Monday, May 13, 2019 11:37 PM

To: Samantha Pickett

Subject: Hewitt Rezone (Case #18-01423Z)

Dear Samantha,

I am a current resident at 5713 Dr Kenneth Cooper Dr., McKinney TX and was overly concerned when I learned about the proposed zoning issue in Trails at Craig Ranch. I sincerely hope that you will help overturn this proposal considering many of the negative outcomes (i.e. property value decline, safety issue compromised, traffic congestion escalated, air pollution elevated, etc) that will be brought upon this neighborhood.

Thank you in advance for your attention and help!

Sincerely,  
Huie-On Teo

## Samantha Pickett

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**Subject:** FW: zoning case #18-0142Z

**From:** Ellen Terranella

**Sent:** Thursday, May 16, 2019 6:27 AM

**To:** Samantha Pickett

**Subject:** zoning case #18-0142Z

Please say NO to this request!

My husband, Michael, and I live at 7409 Avondale Drive, McKinney, TX 75070. We were unable to attend the meeting but would like to explain why we are opposed to this request. Someone posted this email address near our mailboxes which we saw when we came back into town from a trip.

We purchased a home in this neighborhood of Craig Ranch because of the quiet, walking trails, and convenience to Alma and the Sam Rayburn Tollway. And love the planned communities that McKinney has developed in the past.

When viewing the plan to build more apartments and multi-family units in this small sub-division, it was extremely disappointing. We are currently surrounded by large apartment complexes near the Craig Ranch Fitness center as well as the up and coming "Hub 121" on 121 and Alma. In addition, an elementary school is slated to be built on the north side of the neighborhood. The amount of traffic and vehicles that multi-family homes and apartments would bring, create an environment where families will not be able to allow their child the freedom to walk to school because of the risks associated with the additional flow of vehicles around this area.

The amenities of this area as well as the thoughtful planning of the City of McKinney were the #1 reason we chose to move from Allen to McKinney. We hope that your team will be thoughtful of the homeowners in this area and not go forward with your zoning change as planned and be looking to add more beautiful 1-family homes or Townhomes in this area to enhance and support the character of this area of Craig Ranch.

Thank you for your time,

Ellen Terranella

## **Samantha Pickett**

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**Subject:** FW: Case File #18-01423Z Hewitt Rezone

**From:** Donna B. Thomas

**Sent:** Tuesday, May 14, 2019 3:29 PM

**To:** Samantha Pickett **Subject:** Case File #18-01423Z Hewitt Rezone

Samantha

I will not be able to attend the meeting this evening in regards to the above agenda.

I want to express my concern, not only as a homeowner, but as a Realtor. I was unaware until yesterday this was even a consideration. When I bought and sold in this area, and I have sold numerous times this was not even a consideration. The majority of the individuals bought here as a result of the beauty and the amenities in the area. If this is allowed to proceed, we will be further inundated with traffic, noise, individuals driving the wrong way on our roads and an overabundance of people. We are densely populated already with apartments in the area, which overtax our schools and roads.

As well, apartments will have use of the parks without the consequence of paying any toward their upkeep.

In my experience this also lowers the property value of our single residences as roads, schools, parks, etc are overly congested.

As to closing one of the roads, this should never be an option!

Please consider carefully prior to rezoning for additional apartments and do not allow this to happen. As to a small amount of town homes in the area, depending on the finished product, it might enhance the area, but will still be a burden for schools, roads and our parks.

Thank you,

Donna B Thomas

## Samantha Pickett

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**Subject:** FW: Case File # 18-01423Z "Hewitt Rezone"

**From:** Junko S Tokuda (TMNA)

**Sent:** Tuesday, May 14, 2019 9:00 AM

**To:** Samantha Pickett

**Subject:** Case File # 18-01423Z "Hewitt Rezone"

●● PROTECTED 関係者外秘

Good morning,

I was just made aware of the zoning changes that are being requested in my neighborhood, and would ask that you consider not approving these requests. I believe the change will result in many significant negative impacts to my neighborhood (Trails at Craig Ranch) and home, including property value, traffic, and environment.

Thank you for your consideration and time.

Sincerely,

**Junko S Tokuda**

5904 Uplands Drive

McKinney, TX 75070

## **Samantha Pickett**

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**Subject:** FW: Case File #18-01423Z Hewitt Rezone

**From:** Barbara Veltri

**Sent:** Monday, May 13, 2019 8:13 PM

**To:** Samantha Pickett

**Subject:** Case File #18-01423Z Hewitt Rezone

Samantha,

We are writing to express our displeasure with the new proposed rezoning in our neighborhood with regards to multi-family housing.

We have many concerns with the proposed changes, including but not limited to:

- Increased crime within the area
- Lower property values due to multi-family housing in such close proximity
- Increase in traffic in an already congested area

There are already several existing and in process apartment complexes in the area.

The proposal to shut down The Esplanade will have a negative impact on traffic patterns, forcing everyone to use only one street, Kickapoo, to turn north on Alma.

With the proposed elementary school to be built on the corner of Kickapoo and Alma, we don't need additional traffic right there.

We moved to Craig Ranch less than a year ago to enjoy a lifestyle where we could safely walk at night and feel comfortable in our neighborhood. We are opposed to adding more apartments.

Thank you for your consideration.

Sincerely,

Barbara and Michael Veltri  
7401 Kickapoo Drive  
The Trails of Craig Ranch

## **Samantha Pickett**

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**Subject:** FW: Case File #18-01423Z Hewitt Rezone

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**From:** Donna Vittorio  
**Sent:** Monday, May 13, 2019 9:45 PM  
**To:** Samantha Pickett  
**Subject:** Case File #18-01423Z Hewitt Rezone

As a home owner in The Trails at Craig Ranch, who owns a home on The Esplanade, I am writing to voice my opposition to the proposed Hewitt rezoning. I feel strongly that this change would negatively impact our property values, create traffic flow issues within our community and create a larger burden on our already over crowded schools. Statistically adding more apartments to an area also increases crime rates.

It would also create additional parking issues, which will be compounded when Frisco builds the proposed elementary school in our development.

With all of the proposed new apartment housing already planned for the HUB 121 area, I see absolutely no reason for approving the proposed Hewitt Rezoning.

As a homeowner..I strongly believe these changes are absolutely not in the best interest of our community. I am requesting that the Planning and Zoning commission vote NO to this rezoning proposal.

Respectfully,

Donna Vittorio-Hunter  
5904 The Esplanade

Donna Vittorio-Hunter  
CEO

## Samantha Pickett

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**Subject:** FW: Case File # 18-01423Z "Hewitt Rezone"

**From:** Wanstreet, Eric

**Sent:** Friday, June 21, 2019 8:38 PM

**To:** Samantha Pickett

**Subject:** Case File # 18-01423Z "Hewitt Rezone"

Samantha-

Hope all is well. I know there is a zoning meeting Sunday for the proposed townhouse/apartment complex. I will not be able to make it as I will be traveling for work, but I wanted to share our story of how just even the proposal of the zoning change has impacted us.

We listed our house for sale in the trails about a month ago. We did this as a direct result of the proposed apartment complex zoning. We are not going to live in a neighborhood or a city that allows zoning to change and knowingly/directly decrease the value of our property that we've worked very hard to be able to afford. We've had a very large amount of private showings and interest in our house since we've listed it. We've had multiple potential buyers visit and follow up with questions about the big white zoning signs the city put up. Every one of them has given negative feedback and backed out of any potential offer once they've realized the proposed zoning change means a bunch of multi family townhouses/apartment complexes smack dab in the middle of the neighborhood. Feedback from most of them once they've learned about the rezoning proposal is that they are writing the neighborhood off all together because no one wants to spend half a million+ on a house just to have apartments put up and rented right next door and public roads in the neighborhood to be closed off. We've already dropped the price of our home twice and at this point will take a loss, if we can even sell it at all. We had one lady visit 3 times, express interest in making an offer and then when she learned the proposal to put in the townhomes/apartments, she immediately moved on and completely wrote off the whole neighborhood as an option for her and her family. And this is with just the proposal of rezoning. If/when it is approved and construction starts, our values will drop even more. It's going to be an incredible hardship for people who spent a lot of money on homes in the great city of McKinney. I would hope that the city of McKinney has their residents backs in a situation like this. There are multi family units everywhere. If this guy wants to build apartments, as far as I'm concerned he can go buy land somewhere else that the city already zoned for apartments and isn't going to decrease home values for hardworking people that chose to live in McKinney when they could have gone to Frisco, Allen, Prosper etc. If the city allows this to move forward, the neighborhood should be compensated for our loss in value, which will be substantial. There could also be the potential determination of "spot zoning" in this situation which would, and already is, having a substantial adverse impact on the surrounding land and property (all our home values) and is counter to the original comprehensive municipal plan that the land be zoned single family residential or low density commercial up on Alma. The only person benefiting from this is the land owner.

The mere proposal of apartments has already negatively impacted the value of everyone's homes here in the neighborhood whether they realize it or not. We are experiencing it first hand. Had we known the city of McKinney would ever consider changing the land right around us to multi family apartments, we would have never moved here.

Second-

I'm not sure if everyone is aware, but there have been 15 police reports this year alone to the 2 apartment complexes up by the dog park for things ranging from theft to criminal mischief to assault. (I've attached a recap from the MPD records) It has reached the point where my wife will not walk up there or take our dog up to the dog park because she fears for her safety. She was driving home the other night and there were 6 police cars up on Kenneth Cooper drive, the road blocked off and multiple people cuffed and on the ground from the apartment complex. The multi family units have brought additional crime to the immediate area that never used to be here. It is unacceptable for the city to allow the potential for more of that to happen in our neighborhood by opening it up to more multi family apartments.

We love this neighborhood and we love the city of McKinney. We hope this zoning request is permanently denied so we can take our house off the market and continue to live in a home that we built and love. But if the city allows this zoning change to go forward, it would be a clear message to the residents that they value big corporate development over the hard working citizens that have chosen to make McKinney their home. That would be enough for my family to say goodbye to the city of McKinney forever and go pay taxes in a city that values hard working, tax paying homeowners by not directly and knowingly tanking the value of our properties.

Thank you.

Eric Wanstreet

-Eric





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Event Type:  Accident  Arrest  Incident

Search By:  Occurrence  Reported    Last Name /

Date: From: 5/1/2019 To: 6/21/2019    Business:    First Name:    Middle Name:

Specify Date:

Street #: 7951    Street Name: COLLIN MCKINNEY    City: MCKINNEY    Search Range: 1000 feet    Case Number:

Date/Time	Type	Details	Location	Report
01-12-2019 21:00	Incident	Case #: 19000548 Primary Offense: THEFT - ALL OTHER FS	7900-BLK COLLIN MCKINNEY PKWY	
01-21-2019 11:13	Incident	Case #: 19000567 Primary Offense: THEFT OF FIREARM FS	7900-BLK COLLIN MCKINNEY PKWY	
01-22-2019 19:15	Incident	Case #: 19000618 Primary Offense: THEFT - ALL OTHER MA	7900-BLK COLLIN DAVID SOUTH DR	
01-25-2019 00:00	Incident	Case #: 19001117 Primary Offense: THEFT - ALL OTHER MB	7900-BLK COLLIN MCKINNEY PKWY	
02-01-2019 00:14	Incident	Case #: 19000865 Primary Offense: CRIMINAL MISCHIEF MB	7900-BLK COLLIN MCKINNEY PKWY	
02-26-2019 06:34	Incident	Case #: 19001004 Primary Offense: REPORT NOT NEEDED (RECORDS USE ONLY)	7900-BLK COLLIN MCKINNEY PKWY	
03-11-2019 21:29	Incident	Case #: 19002016 Primary Offense: CRIMINAL MISCHIEF MB	7900-BLK COLLIN MCKINNEY PKWY	
03-12-2019 08:56	Incident	Case #: 19002011 Primary Offense: BURGLARY OF VEHICLES MA	7900-BLK COLLIN MCKINNEY PKWY	
03-12-2019 10:00	Incident	Case #: 19002014 Primary Offense: BURGLARY OF VEHICLES MA	7900-BLK COLLIN MCKINNEY PKWY	

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Date: From:  To:

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Date/Time	Type	Details	Location	Report
03-27-2019 19:40	Incident	Case #: 19002520 Primary Offense: BURGLARY OF VEHICLES MA	7900-BLK COLLIN DAVID SOUTH DR	
03-28-2019 10:36	Incident	Case #: 19002557 Primary Offense: CRIMINAL MISCHIEF MB	7900-BLK COLLIN MCKINNEY PKWY	
04-05-2019 12:08	Incident	Case #: 19002790 Primary Offense: THEFT OF MOTOR VEHICLE PARTS FS	7900-BLK COLLIN MCKINNEY PKWY	
05-02-2019 10:02	Incident	Case #: 19003615 Primary Offense: BURGLARY OF VEHICLES MA	7900-BLK COLLIN MCKINNEY PKWY	
06-08-2019 04:14	Incident	Case #: 19004771 Primary Offense: ASSAULT MA	7900-BLK COLLIN DAVID NORTH DR, DR KENNETH COOPER	
06-09-2019 06:39	Incident	Case #: 19004800 Primary Offense: ASSAULT MA (PS)	7900-BLK COLLIN MCKINNEY PKWY	
06-13-2019 00:31	Arrest	Arrestee: TORRES, ZACKARY THOMAS Charge: RESISTING ARREST, SEARCH OR TRANSPORTATION MA	7951 COLLIN MCKINNEY PKWY	
06-13-2019 21:45	Incident	Case #: 19004944 Primary Offense: REPORT NOT NEEDED (RECORDS USE ONLY)	7900-BLK COLLIN MCKINNEY PKWY	

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17 records returned

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## **Samantha Pickett**

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**Subject:** FW: Case File # 18-01423Z "Hewitt Rezone"

-----Original Message-----

From: Tara Warren

Sent: Monday, May 13, 2019 9:34 PM

To: Samantha Pickett

Subject: Case File # 18-01423Z "Hewitt Rezone"

Good Evening,

I write to you concerning the proposed zoning change requested in Case File 18-01423Z pertaining to Hewitt in Craig Ranch.

We purchased our home in the Trails subdivision of Craig Ranch in 2016 moving the short distance from Allen, attracted by the community and active lifestyle offered by the area, as well as the true neighborhood feel. At the time, the undeveloped tracts were to be active adult living, single story retail or office and single family residential. In reviewing the proposed zoning change our family's concerns are the increased traffic, both car and pedestrian to the development as well as to the areas maintained by individual subdivisions and homeowners.

Currently it's difficult to ride bikes with our younger children through the neighborhood as it is, people drive too fast and fail to slow down or even stop most of the time. Crossing Alma to head northbound has become so I'd like to understand the traffic impact- if a traffic study will be required from the city for the developer.

As children will walk to the bus stop within the neighborhood, how will the increased traffic and population affect their safety?

There is existing parking in the neighborhood that residents utilize especially if their homes are situated on a green belt. Without a true site plan showing proposed layouts there is no way to understand the impact that will have on the neighborhood, especially how it pertains to parking within 200' of a building as the developer requests in their proposal.

Approval of the developers request for re-zoning without further plans and details to be reviewed by homeowners most affected is not in the best interest of the neighbor or city and gratefully appreciate the opportunity to see plans in greater depth before any further action is taken.

Thank you,

Tara Warren

Homeowner in The Trails at Craig Ranch

## **Samantha Pickett**

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**Subject:** FW: Case File #18-01423Z - "Hewitt Rezone"

**From:** Dan Wicker

**Sent:** Tuesday, May 14, 2019 7:14 AM

**To:** Samantha Pickett

**Subject:** Case File #18-01423Z - "Hewitt Rezone"

Samantha,

My name is Dan Wicker. My wife and I are residents of the Trails of Craig Ranch and strongly oppose the rezone of this area as multi-family and the closing of Eplanade St.

We researched this area in detail before deciding to build a home in the Trails including spending time at the Craig Ranch development center. Since we have moved in zoning changes have created an influx of multi-family housing. We bought in this area to enjoy parks, the ball fields area and places that are in walking distance of our home downsizing our home once our children went to college. Many of these areas are now gone or changed in order to add multi family housing.

There have been an incredible amount of apartments built in Craig Ranch and our community doesn't need one more area with apartments. This will lower home values, increase density in our neighborhood (which has already changed dramatically), potentially increase crime and allow the apartments to overrun the small park we pay for adjacent to the rezone.

Please do not allow the McKinney P&Z to change this area to apartments. This feels like a money grab to the city, developers and Craig Ranch.

Thank You

Dan & Kim Wicker

Trails of Craig Ranch Resident

**Samantha Pickett**

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**Subject:** FW: Case File # 18-01423Z "Hewitt Rezone"

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**From:** Richard Windham  
**Sent:** Tuesday, May 14, 2019 7:24 AM  
**To:** Samantha Pickett  
**Subject:** Case File # 18-01423Z "Hewitt Rezone"

**Case File # 18-01423Z "Hewitt Rezone"**

Good morning

Signs just went up in Craig Ranch "Trails" area *last week* about the possible rezoning of this area. This does not allow for enough time to reschedule other commitments; please reschedule this meeting.

**Our neighborhood does not need more multi-family housing.**

We bought in this area due to the "peacefulness" and it has remained that way in the 3-4 years the Trails has been occupied; adding more apartments will destroy that way of life.

I'm not a fan of condos being built but that option would at least represent home owners with an investment in the area as opposed to a constant flow of people moving in and moving out.

5908 Renfrew Drive  
McKinney, TX  
75070

**Richard Windham**  
Route Engineering

## Samantha Pickett

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**Subject:** FW: Case File # 18-01423Z "Hewitt Rezone"

**From:** Su Yang [  
**Sent:** Monday, May 13, 2019 9:37 PM  
**To:** Samantha Pickett  
**Subject:** Case File # 18-01423Z "Hewitt Rezone"

Hello Samantha,

I am the homeowner at 5905 Dorset Dr in The Trails. The Committee feels that we were not allowed proper time to notify our Community Members and/or properly prepare for these zoning changes. Because

As you may know, parking is already limited in our neighborhood. The additions of

mufti family residences adjacent to our neighborhood would compound our neighborhood's parking issues.

- There are currently a very high number of existing apartments in the immediate area of The Trails and Craig Ranch. There are two very large apartment complexes under construction at *The Hub* property and "*The*

*Ballfields*" property. In addition, there is existing Multi Family Zoning allowing two additional four story apartment complexes adjacent to Times Square and the Craig Ranch Fitness Center area.

- Multi Family residential has a history of increasing the crime rate in nearby communities
- Multi family residential will increase the density of our nearby schools which are already over crowded.
- Multi family residential tends to lower the property value of neighboring single family residences.
- Our Neighborhood Park and Gazebo which The Trails' Homeowners already solely pay to maintain would be available for unlimited use and the degradation by the people and pets living in the multi family complex and the townhouses. The overall Craig Ranch Community does not contribute to the upkeep of our Park property
- There maybe other unfavorable consequences for this type of development in our neighborhood that we or the City have not foreseen.

Please share our displeasure and concern with two zoning changes. we would like to get the case postponed to a future zoning meeting.

Thanks for your help!

*Suyun Yang*

## Samantha Pickett

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**Subject:** FW: The trails community zoning issue - Help

**From:** Raymond Yuen

**Sent:** Monday, May 13, 2019 9:06 PM

**To:** Samantha Pickett  
[REDACTED]

**Subject:** The trails community zoning issue - Help

Hi Samantha:

My name is Chun Yuen and I am living at 5713 Dr Kenneth Cooper Drive. We just noticed about this rezoning proposal, and our family definitely have concerns about this proposed arrangement. Thank you for coordinating this and please express our concerns to P&Z commission members in order to vote against this decision or postpone this. Thanks for your help!

Sincerely,  
Chun Yuen

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## Samantha Pickett

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**Subject:** FW: Case file: #18-01423Z "Hewitt Rezone"

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**From:** Zoe Renninger

**Sent:** Monday, May 13, 2019 9:57 PM

**To:** Samantha Pickett  
[REDACTED]

**Subject:** Case file: #18-01423Z "Hewitt Rezone"

Dear Ms Pickett

I am a homeowner that lives at 7413 kickapoo drive, mckinney (The Trails) and I am extremely concerned with the proposed re-zoning in our neighborhood.

We purchased our home in September 2018 and were informed these parcels of land were mainly zoned for single family residential. We were attracted to the neighborhood due to the open spaces, high end feel and little congestion. We were not informed that a re-zoning could happen and this would be extremely disappointing if this were ever approved. Listed below are my concerns:

- Increased congestion and lack of parking. There will soon be **a new Frisco elementary at Alma and Kickapoo**, so this proposed re-zoning would only add to future traffic and congestion issues.
- lowering existing property values.
- Neighborhood park and gazebo would get increased use and foot traffic, this is solely maintained by the trails homeowners.
- Closing of Esplanade is not acceptable, kickapoo would then be the only direct exit available to turn north on Alma.

Yours faithfully

Mrs Zoe Grange

Sent from my iPhone