
From: Gary Deats
Sent: Wednesday, June 05, 2013 7:35 AM
To: Anthony Satarino
Cc: Molly
Subject: AGENDA ITEM:13-06 1Z

Gary Deats

894 Parker Street

Re: Proposed re-zoning of Agenda Item: 13-061Z

I would like to OPPOSE the re-zoning on this tract of land.

I have lived on Parker Street for over ten years and have seen and encouraged the growth and development that has occurred in the City of McKinney. It is my belief that it is in the best interests of the city to move forward toward a future where our city's property increases in value and broadens our tax base and appeal as a leader among the Metroplex cities.

I believe you are aware, the Apartments that were there on the land in question (before they burned down) were on the Police Department's most frequent call list. A check of the police reports and records can verify my assertion as truth. It would be unfortunate to open this property up to the kind of development that would see this kind of activity return to our neighborhood.

The builder said these Town homes are going to be priced for \$300,000.00 a unit. That would be a laudable goal, but I have some concerns about whether or not this can be achieved. If you have the time to drive by the location and look at the property, you'll see there are two possible 'views' for these Town homes:

A) A view of the CCA School's New Metal Staircase's

or

B) A view of the remaining OLD Four-Plex that didn't burn.

I would find hard to imagine that anyone would be willing to pay \$300K for either of these views from their new home.

Furthermore, after seeing the plans for this project, I really feel that they do not fit the neighborhood either. Units of this nature would be incongruous and out of character for the neighborhood that had development in this area over these past ten years

So, where does that leave us? It is my belief that, if the builder is unable sell these units at the \$300K price, then he would more than likely have to rent them out or sell them to an entity who would in turn rent them, in order to make his investment back.

Who, then, is the real market 'target' for these units?

It has been brought to my attention that the owner of the original apartments is a partner with the builder of this proposed project. I am concerned that this could mean that returning this project to rental development has been a contingency plan, if not a principle plan, all along.

The CCA School had made an offer on the property and was rejected by the owner. They really need this space for parking as the School is growing AND is an asset to the neighborhood as well as the City of McKinney.

Thank you,

Gary Deats