

Samantha Pickett

Subject: FW: Vintage Place Development

From: Deborah Diviney

Sent: Monday, December 7, 2015 1:20 PM

To: Samantha Pickett; Brian Lockley

Subject: Vintage Place Development

Hi Samantha & Brian,

I just wanted to reach out to you all today to let you know that Vintage Place Development has my full support as does Hillside Church. I recently represented Hillside Church in a transaction with the developer Gary Schell and we discussed the homes and I showed them examples of the houses that will be built next to their land. They loved the idea and are excited about having the new neighbors.

I have been a Realtor in McKinney for almost 17 years and I am now a branch manager managing close to 70 agents as well as continuing to be a sales person myself. My first thought when approached by Mr Schell was HURRAH!!!! We so need this type of development east of 75. We as Realtors consistently get asked when more development will be in or near the historical section of McKinney. Several builders have tried to develop right next to the McKinney square but have decided against that project so now that The Vintage Place is going forward we are all super excited. I have seen the plans set forth and love the fact that they are keeping some of trees and making the lots larger than what is in Chapel Hill. The look of the homes are staying with the tradition of the historical section of McKinney which is a HUGE plus. We have even discussed having a trolley that takes the residents down to the historical area instead of driving or walking.

We need this neighborhood in McKinney. I am not sure what the Chapel Hill residents are upset about but believe me when I tell you it will only help the price of their homes and will help their homes sell faster if placed on the market once Vintage Place is established. When Chapel Hill started it was very slow to build out because nothing else was around it. It continued to struggle because of location. However, Vintage Place location will be excellent and will pull the value of Chapel Hill up in the process. The price range they wish to sell these homes at will be affordable for our area.

I will also let you know I have had several people approach me asking when this neighborhood will begin to be developed as has Gary. The demand is already there for this product and people are literally waiting for them to break ground. I have gotten calls from doctors and attorneys in the area.

If you need any type of information from me I will be more than glad to accommodate you. Have an Awesome day!!

Deborah Diviney

15-113Z

Samantha Pickett

Subject: FW: Vintage Place Dev Zoning

From: Alice Shelton
Sent: Monday, December 7, 2015 12:51 PM
To: Samantha Pickett
Subject: Vintage Place Dev Zoning

Wanted to say that it sounds like this dev. will be a good thing for the City of McKinney. The developer has stated that the dev will have very nice single family custom homes with appropriate landscaping which will be a plus for everyone. The dev. has made himself available to citizens which have questioned his intentions, and is willing to continue answering any ongoing concerns. Because this area has previously been designated ag, my wish for the east side is that this area will be zoned single family with appropriate lot spacing for nice custom homes to look like a "Tucker Hill" type dev. which would continue to bring in revenue for the city and not become an unsightly area down the road.

Cordially,
Alice Shelton
Chapel Hill Resident

Sent from my iPhone

Samantha Pickett

Subject: FW: P&Z 12/8/2015 Item No. 15-113Z2 - 12.06 ac Rezone from "AG" to "RS 60"

From: Jan Elwell

Sent: Monday, December 7, 2015 4:29 PM

To: Samantha Pickett >;

Subject: P&Z 12/8/2015 Item No. 15-113Z2 - 12.06 ac Rezone from "AG" to "RS 60"

Samantha & Brian: I'm writing in support of Item 15-113Z2, Application for Rezone on 12.06 acres from "AG" to "RS 60", located appx. 250 feet east of Graves Street and south of Rockhill Rd., McKinney, TX

Gary and Linda Schell, are not only good friends, but quality, residential developers. I've been following them in the development of this design concept for Vintage Place, and I can say that they have paid close attention to the traditional home designs that are prevalent within McKinney's Historical Downtown area. As you can see from the exterior elevations they have submitted with their application, they are planning to develop, upscale, traditional homes--with the added value of being within walking distance of downtown McKinney.

I believe that a quality residential development at this location, will help revitalize McKinney's east side residential neighborhoods---particularly the neighborhoods south of Louisiana. Gary and Linda have met and talked with a number of empty-nesters who have expressed interest in downsizing into a quality residential development---particularly with the added feature of being close to the many restaurants, shops and cultural events that are in McKinney's Historic Downtown. What an exciting project in the making for McKinney.

I appreciate you both in allowing me to submit this letter of support, and hopeful that members of Planning & Zoning will approve the Vintage Place application.

Best regards,

Jan Elwell

Principal

Samantha Pickett

Subject: FW: 15-113Z Vintage Place Zoning Application

From:

Sent: Monday, January 25, 2016 10:26 AM

To: Samantha Pickett

Subject: 15-113Z Vintage Place Zoning Application

Dear Sirs,

We have lived at 1503 Lee St. for 10 years and in McKinney for 17. I met with Gary Schell and another Lee St. resident on 1-14-16 to discuss the plans for *Vintage Place* that will share boundaries with our property.

Prior to the meeting I read the minutes of the P & Z meeting of 12-8-15 as well as a letter/statement of concerns from residents in Chapel Hill.

As there is a finite amount of land for development on the East side of McKinney, I can understand the concerns of people as to density, traffic and drainage. I think that P & Z has the checks and balances in place to address those concerns and requires builders to resolve those issues.

Mr. Schell has listened to and appears to be genuinely interested in the concerns that residents have brought to his attention. He has already started to revise his plans to work within those concerns, even though they are not required by the P & Z. An example being the adjustment of the building heights.

After so much time & effort on his part I find it difficult to believe that he would suddenly build a low end product that did not blend with the homes in the area. As to lot size, I find it odd that residents of Chapel Hill in zero lot line homes would object to small lot homes being built nearby.

When we bought our house we were the only house the south side of Lee between Graves & Morris. I miss the acre of field that now supports 3 homes adjacent to us and the incredible privacy it provided, but building large homes on large acreage is not always fiscally responsible or feasible.

Mr. Schell has made great efforts to apprise the "neighbors" of his plans, and that is most appreciated. He has gone to great lengths to acquire this parcel of land and I do not feel that he will build a community that is detrimental to the surrounding area.

Thank you,
Molly Jones
1503 Lee St.
McKinney, TX 75069

Samantha Pickett

Subject: FW: Vintage Place Dev

From: Anonymous
Sent: Monday, January 25, 2016 10:22 AM
To: Samantha Pickett <spickett@mckinneytexas.org>
Subject: Vintage Place Dev

This is a no-brainer that the Vintage Place Dev would be a good thing for the east side of McKinney. If everything the the dev. says will occur with his building, it will improve our area. The east side is very questionable in parts of the city and certainly need improvements. It would be nice to have a dev. Like Tucker Hill to come into the east side. If low cost housing comes in I will certainly be moving. If Mr Schell comes in a develops the land as planned it will greatly improve our neighbor. Please approve his zoning request for single family homes that should cost \$350- and up.

Thank you
Anonymous

Sent from my iPhone

Samantha Pickett

Subject: FW: Chapel Hill and Vintage Place

From: Dean Soderstrom

Sent: Tuesday, January 26, 2016 3:43 PM

To: Samantha Pickett

Subject: Chapel Hill and Vintage Place

I live in Chapel Hill and want to state my support of the Vintage Place rezoning as long as what Gary Schell has stated can be put into a binding document. Mr. Schell has explicitly stated he would only build one story homes abutting one story homes on Chapel Hill. I also would like his comments incorporated into some sort of legal document as part of the zoning change requirements in his memo made to me today. Can this be incorporated into the planning commissions agenda when this is voted on? I would also want to see these lots developed first so there is no chance of it changing in the future. One never knows what can happen in the future such as if he sells the lot to another builder, etc.

By the way, I am one of the group leaders and was never contacted by Mr. Schell until I sent him a note yesterday.

Here is what he sent me:

From: Gary Schell

Subject: RE: My response

Date: January 26, 2016 at 9:34:57 AM CST

To: Dean Soderstrom

Dean

Following up to the emails I sent you yesterday where I have been communicating with your group leaders. Please look at my correspondence with Mr. Harsch and see if this will work for you. We both have the same concerns and that is privacy. We need to keep the trees that separate our lots. I will build an 8 ft wood privacy fence for privacy as stated. I cannot build all single story homes. However, I will build a single story home when we but up to a single story home in Chapel Hill. I do plan on providing additional natural screenage for my home owner's privacy. Based on my larger lots I will be building more single story homes than originally planned. Let me know if your group would be willing to come to an agreement so we can proceed to everyone satisfaction.

gary

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

From: Dean Soderstrom

Sent: Monday, January 25, 2016 9:00 AM

To: Gary Schell

Subject: My response

Begin forwarded message:

My biggest concern is how close to our property line would you build and also we would want a one story house looking over the homes on Chapel that abut. Are you still proposing to extend our fences as you had proposed before? I am also surprised this is the first correspondence you have had with us even though the planning commission requested you to provide us with data and design plans for your proposed homes.

We are willing to work with you but the feeling has to be mutual.

Dean Soderstrom
808 Chapel Hill Rd

Sent from my iPad

PASCHAL CONSULTING

DONALD E. PASCHAL, JR.

904 Parkwood Court McKinney, TX 75070

Tel & Fax 972-529-1325

email: don@paschalconsulting.com

April 26, 2016

Director of Planning
City of McKinney
221 N. Tennessee
McKinney, Texas 75069

Re: Vintage Place

Dear Mr. Lockley

As a member of First Baptist Church, I have been asked by the Pastor to review and advise the City and the Church Staff on issues associated with the Vintage Place Development and more particularly associated with the development agreement the FBC McKinney entered into several years back. Please be advised that I have met with the developer, Mr. Gary Schell and his project engineer, Mr. Roger Dietz, P.E.

The developer and his engineer have been forthcoming with multiple details and plans for the Vintage Place project. They have answered questions and have provided information on the project and impact on FBC as requested. As a member of FBC McKinney, I am pleased to learn that a project is proposed that will begin a portion of the needed reconstruction of Graves / Rockhill. While I realize that the Vintage Place project represents only a small portion of the replacement of this roadway, it is a positive start and will include a significant drainage component at the curve of the road taking water in a properly sized storm drain completely through Vintage Place to a point of connection with an existing drainage line. I expect a positive and pleasant relationship with the Vintage Place Development and Developer.

While detailed plans are not yet approved, the Preliminary Plat and paving and drainage plan adjacent to the Vintage Place property looks very positive. FBC is definitely interested in continuing discussions with Mr. Schell which I anticipate will result in an agreement for the Church to participate in the cost of the Graves / Rockhill Rd section adjacent to Vintage Place as contemplated under our development agreement with the City. We will be pleased to work with the City as contemplated in the Development Agreement. With the initial phase being proposed with the development, I anticipate it will be only a few years before the full roadway is rebuilt.

Finally, and on a personal note as one who has been involved with McKinney for thirty-eight years, (I am not nearly as old as that sounds), I am very pleased with the design and quality of both the Vintage Place Subdivision and the houses being proposed. I believe this will be the best and highest average priced neighborhood in or adjacent to our Historic District. The house layout, street view, and varied design concept will all contribute to an exceptional project. We have many historic properties that are very high priced, but the overall tax roll in the Historic District is much lower on a per unit basis. This project will be a positive for McKinney overall and will reinforce the Historic District and our Historic Downtown.

I am looking forward to this project moving forward as soon as possible. My only regret is that I am not part of the project development team....this one should be both fun and productive for all involved.

Sincerely,

A handwritten signature in cursive script, reading "Donald E. Paschal, Jr.", written in dark ink.

Donald E. Paschal, Jr.

Cc: Engineering Department, City Manager, Mayor Loughmiller, Mayor Pro Tem
Ussery, Council Members