

From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Tuesday, August 10, 2021 1:01 PM

To: Deana Smithee <dsmithee@mckinneydc.com>; Joanne Isom <jisom@mckinneydc.com>; Linda Jones <ljones2@mckinneydc.org>; Terri Ramey <tramey@mckinneytexas.org>; Kathy Wright <kwright@mckinneytexas.org>; Akia Pichon <apichon@mckinneytexas.org>; City Secretary <CitySecretary@mckinneytexas.org>

Subject: Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: CAUTION: This message is marked as an EXTERNAL EMAIL! Be cautious of links and attachments!

Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 8/10/2021

My public comments are for an item ON the Agenda

Agenda Item # 20-0073Z

Support or Oppose Agenda Item? Oppose

Public Comments

Due to legal requirements, the Council or specified Board cannot take action on Citizen Comments topics; however they can:

- *Provide statements of fact regarding the topic,*
- *Request the topic be included as part of a future meeting, and / or*
- *Refer the topic to city staff for further study, conclusion, or assistance.*

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Comments submitted to other emails will not be included in the meeting record.

Comments Long range planning had a retail center planned for frontage road on 121 adjacent to Avalon neighborhood. As a consensus among our neighbors we do not support warehouses being built behind our houses and subdivision!!!

First Name Janeen

Last Name Kirby

Address 1 4617 Worchester Ln

Address 2	<i>Field not completed.</i>
City	McKinney
State	Texas
Zip	75070

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From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Monday, August 9, 2021 11:10 PM

To: Deana Smithee <dsmithee@mckinneyedc.com>; Joanne Isom <jisom@mckinneyedc.com>; Linda Jones <ljones2@mckinneycdc.org>; Terri Ramey <tramey@mckinneytexas.org>; Kathy Wright <kwright@mckinneytexas.org>; Akia Pichon <apichon@mckinneytexas.org>; City Secretary <CitySecretary@mckinneytexas.org>

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Agenda Item # 20-0073Z2

Support or Oppose Agenda Item? Oppose

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Comments

This project of warehouse is not compactable with our single family housing and will drive down our property value tremendously. Here are the 3 problems I see: 1. USE. the industry use is detrimental to the single family next door. the new use is simply not compactible.
2. TRAFFIC, this warehouse development has 3 entries off collin Mckinney pkwy and will cause traffic problem with their large 12 wheelers going in and out slowly.
3. ARCHITECTURE or the lack of. The warehouse is a manifest of pursuit of profit with no regard to its surroundings.

This is reflected on the previous bldg layout, which was almost 1000 feet long with no break in plan. On top of the plan, the bldg facade is a solid box with no articulation except for paint variation. There also is very little masonry used to save cost and there is no walkability with the development. Mckinney is a city that is moving into the future. However, this project is trying to bring Mckinney backwards. I firmly oppose the proposed use and design of the project.

First Name	YAOHUA
Last Name	YU
Address 1	4500 worchester lane
Address 2	<i>Field not completed.</i>
City	mckinney
State	TX
Zip	75070

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From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Monday, August 9, 2021 2:29 PM

To: Deana Smithee <dsmithee@mckinneydc.com>; Joanne Isom <jisom@mckinneydc.com>; Linda Jones <ljones2@mckinneycdc.org>; Terri Ramey <tramey@mckinneytexas.org>; Kathy Wright <kwright@mckinneytexas.org>; Akia Pichon <apichon@mckinneytexas.org>; City Secretary <CitySecretary@mckinneytexas.org>

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Date of Meeting: 8/10/2021

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Comments

I oppose this rezone. I see that Allen is planning mixed-use projects at the corner of 75 and 121. Retail, office space, a dog friendly bar and burger joint. A warehouse across the highway will make this side of the highway look like a trailer park. Shouldn't a warehouse be on the east side of 75 in what looks like industrial zone? The proposed warehouse is ugly and I fear will lower the resale and increase big truck traffic on Tina and Collin McKinney Pkwy. Build and office bldg, apartments or retail stores here, not a warehouse! My home backs up on Collin McKinney Pkwy and when standing on my deck, please i

don't want to see a warehouse, any thing but a warehouse.
When this was last brought up, the company wanting this
warehouse was going to contact homeowners, no one i know
heard anything from them. Thanks, Lucy Walters

First Name	Lucy
Last Name	Walters
Address 1	4541 WORCHESTER LN
Address 2	<i>Field not completed.</i>
City	MC KINNEY
State	Texas
Zip	75070

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Sent: Friday, August 6, 2021 9:54 PM

To: Deana Smithee <dsmithee@mckinneydc.com>; Joanne Isom <jisom@mckinneydc.com>; Linda Jones <ljones2@mckinneycdc.org>; Terri Ramey <tramey@mckinneytexas.org>; Kathy Wright <kwright@mckinneytexas.org>; Akia Pichon <apichon@mckinneytexas.org>; City Secretary <CitySecretary@mckinneytexas.org>

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Comments

As a concerned citizen of McKinney living in the southern neighborhood of Avalon, I'm joining others in my neighborhood to raise concerns regarding the recent proposed zoning and usage of the land along Hardin and bordering 121 frontage between Hardin and Lake Forest. This is agenda item 20-0073Z on your upcoming 08/10 meeting, regarding the "Specific Use Permit to Allow for Warehouse Uses, Located on the Northwest Corner of State Highway 121 (Sam Rayburn Tollway) and Tina Drive" We all fell in love with McKinney for its small town community feel, to get away from the noise and buzz of other overpopulated and under-planned cities in the

area that prioritize heavier duty zoning. We understand and respect that the land around us is owned by others. We all fully understood when we moved in the beautiful empty fields around us would one day disappear in the name of progress. But we trusted that existing land zoning and the ONE McKinney 2040 Comprehensive Plan would bring restaurants, services and shopping, not mass shipping and transit. As a resident who grew up in a neighborhood with a trucking warehouse at the end of the street I can testify to the increased traffic, noise, and damage to the streets from the rigs. Not only is this a safety concern for the children who attend the neighborhood elementary school its also a drain on tax payers to have to constantly repair the streets. Please do your part and block this change for our children and tax payers.

First Name	Kelly
Last Name	Young
Address 1	4520 Worchester Lane
Address 2	<i>Field not completed.</i>
City	McKinney
State	TX
Zip	75070

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From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Saturday, August 7, 2021 4:25 PM

To: Deana Smithee <dsmithee@mckinneydc.com>; Joanne Isom <jisom@mckinneydc.com>; Linda Jones <ljones2@mckinneycdc.org>; Terri Ramey <tramey@mckinneytexas.org>; Kathy Wright <kwright@mckinneytexas.org>; Akia Pichon <apichon@mckinneytexas.org>; City Secretary <CitySecretary@mckinneytexas.org>

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Comments I oppose the rezoning request to put warehouses asking 121 and Tina.

First Name Kelly

Last Name Chruscht

Address 1 4204 Cannock Dr

Address 2 *Field not completed.*

City	McKinney
State	TX
Zip	75070

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From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Saturday, August 7, 2021 5:20 PM

To: Deana Smithee <dsmithee@mckinneydc.com>; Joanne Isom <jisom@mckinneydc.com>; Linda Jones <ljones2@mckinneycdc.org>; Terri Ramey <tramey@mckinneytexas.org>; Kathy Wright <kwright@mckinneytexas.org>; Akia Pichon <apichon@mckinneytexas.org>; City Secretary <CitySecretary@mckinneytexas.org>

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Comments

Warehouses on Tina Drive would be detrimental to everyone living in Avalon. Tina is one of two entrances, and the warehouse would cause heavy truck traffic to those entering Avalon. Of course, the presence of such warehouses would be deleterious to the homeowners, greatly reducing their home investment, which in many cases represents their main investment. Not only would home values be affected, quality of life would be lessened. I would like to emphasize that this property is located immediately adjacent to Avalon, which is a community of modest single-family homes, with a broad range

of residents. It goes without saying that development under the proposed rezoning would adversely affect property values in Avalon, as well as other nearby areas. Many of the residents in Avalon are elderly, retired people, many of whom live on small fixed incomes; often their home is the only thing of value they possess. Other residents are young families in their starter homes, who hope to someday upgrade housing to accommodate their growing families. In either instance, reducing the values of their homes would result in grave financial loss to them and to their continued survival in a decent lifestyle. The addition of "additional landscaping, including street trees, to the landscape buffer along Collin McKinney Parkway" is woefully inadequate to ameliorate the disadvantages of allowing such zoning next to residential dwellings.

First Name	Dwight
Last Name	Garretson
Address 1	4732 Evanshire Way
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City	McKinney
State	TX
Zip	75070

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