

**Samantha Gleinser**

---

**Subject:** FW: Development Sorrellwood Terrace - Planning Case 13-195Z

Regarding Planning Case 13-195Z

Dear Ms. Gleinser,

I am writing you today to express my deep concern and objection regarding the petition to rezone the parcel on the southeast corner of Virginia Prkwy and Hardin Blvd. I own a residence in Sorrellwood which shares a border with the aforementioned property and it is my understanding that the developer is intending to put smaller square footage housing on this property. This would adversely affect the property values of Sorrellwood Park and the surrounding homes by introducing high density - low cost housing in an area not suited for such construction.

We purchased our house with the assurance that there would not be any small lot housing on this parcel in the future and that most likely it would be used for a small retail center. Building this type of housing so close to 4400 plus square foot homes will not only be not visually pleasing but will also increase the traffic in the area substantially.

Please accept this email as my formal objection to the granting of a rezoning of this property.

Thank you,

Robert V. Stillwell  
321 Preston Creek Drive  
McKinney, TX 75070

## Samantha Pickett

---

**Subject:** FW: 13-195Z3

**From:** Juli Smith

**Sent:** Tuesday, July 22, 2014 9:59 AM

**To:** Contact-Planning

**Subject:** RE: 13-195Z3

Please consider the anticipated traffic and congestion to the intersection of Hardin & Virginia Parkway when reviewing this agenda item. Currently there are several citizens circulating a petition regarding the building of a WalMart Neighborhood store near the NE corner of this same intersection.....although we realize there is probably little or nothing we can change with WalMart; we are concerned about the type of development in this area. Keeping the density of "rooftops" near high traffic intersections down, while maintaining as many "green" areas is what is maintaining the "uniqueness" of McKinney. With all the construction on Hwy 75, the residents are utilizing Hardin as a detour to downtown McKinney and Hwy 380 which has increased traffic immensely. Also, this interim detour is "retraining" drivers to avoid the 75 freeway and to use Hardin as a north/south corridor; which I believe will continue after Hwy 75 is completed.

Consider the long term effect of townhouses and the added traffic.....my fear is that McKinney will end up looking like Plano.... lots of driveways coming into busy streets, and partially unoccupied strip malls. We need "destination" retail such as Allen and Fairview to bring in revenue and allow our citizens to "shop locally" to keep our taxes in McKinney. There were a lot of comments regarding disappointment in having to drive to Allen/Fairview for shopping when McKinney could have had a large shopping center.....lining the freeway with car dealerships is not "unique".....many rundown towns in California are like that!!!!!!!!!!!!!!

Juli Smith