

(no subject)

Michelle Woodard <m...>
To: Tonianne Moyes <...>

Wed, Jun 3, 2020 at 5:14 PM

Hello Torianne,

I am sending this email to you to give my support for the apartment development on the southeast corner of Hardin and Virginia. Due to several reasons, I am in support of changing from commercial to residential. Residential is considered a long-term, non-changing investment. With the unsure situation of COVID, retail has hit a wall. Building more retail could produce empty spaces not leased, a continuous "roll-over" of clients, and much more noise with deliveries and traffic. As a stakeholder in Sorrellwood Terrace, my quality of life would be much more impacted by commercial than residential.



M. Michelle Woodard M.Ed, LDT, CALT
Dyslexia Therapist
Boyer Elementary - Prosper ISD
1616 Montgomery Lane, Prosper, TX 75078



Prosper ISD Ranked Top 100 Places to Work - 6 Years in a Row

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From: Michelle Woodard

Sent: Monday, August 10, 2020 11:15 AM

To: Jennifer Arnold <jarnold@mckinneytexas.org>; Atlarge2 <Atlarge2@mckinneytexas.org>; Atlarge1 <Atlarge1@mckinneytexas.org>; District4 <District4@mckinneytexas.org>; District3 <District3@mckinneytexas.org>; District1 <District1@mckinneytexas.org>; District2 <District2@mckinneytexas.org>; Mayor <Mayor@mckinneytexas.org>

Subject: Property @ southeast corner of Virginia and Hardin rezone

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Council Members,

My name is Michelle Woodard. I am a resident of Sorrellwood Terrace which is right behind this proposed development. I am writing to you all to again show my support of the apartment complex. A letter from me was already submitted at the last council meeting in July. Many of the residents are in agreement with me in supporting apartments rather than commercial development on this corner. Due to loss of trees, smells, and noise, myself and the majority of residents are opposed to commercial development. The noise would be from constant cars, delivery, and garbage trucks that would enter and exit daily. Smells from garbage containers, cooked food and grease traps would engulf our community. An example of this is when I walk south on Hardin to Eldorado, the smell of restaurants in those communities close to Eldorado is a daily occurrence. The question of lower property values and crime are unfounded and unsupported by the research that I have viewed and as we all know, commercial properties are struggling to maintain occupancy.

Since our development is closest to the proposed project, I ask that you consider our thoughts and concerns above others in the area.

Thank you for your service to McKinney.



Fwd: Development Southeast Corner of Virginia Parkway and Hardin Road, McKinney, Texas

Thu, May 28, 2020 at 6:28 PM

Jim Riggs <jriggs@platinumadvisors.com>
Reply-To: Jim Riggs <jriggs@platinumadvisors.com>
To: "to"

see below add to the pile please

Jim Riggs
m -
Platinum Advisors, A Real Estate Services Company
Development Brokerage Investments
SkyViews Miami -

-----Original Message-----
From: Tim Henson <thenson@venturecommercial.com>
To: Jim Riggs <jriggs@platinumadvisors.com>
Sent: Thu, May 28, 2020 4:07 pm
Subject: Development Southeast Corner of Virginia Parkway and Hardin Road, McKinney, Texas

Good afternoon Jim,

I've had a chance to review your development presentation for Hardin and Virginia parkway in McKinney, and I have a few thoughts. As you know I have been in retail and commercial real estate for over 30 years, and I also live in Winding Creek neighborhood in McKinney, which is only a couple miles from the referenced site and I know the market well.

Regarding the Southeast corner of Hardin and Virginia Parkway, I would not recommend this for retail, and it appears to be better suited for multi-family.

All the best and please let me know if I can be of any additional help.

Tim

Tim Henson | Partner | Venture Commercial Real Estate, LLC
6235 Douglas Avenue | Suite 770 | Dallas, Texas 75226 |
Member of X TEAM

D POWER
BROKER
CEO2020

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June 8, 2020

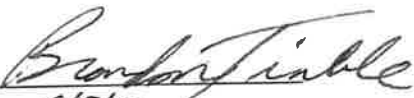
Re: McKinney Hardin, LLC
SEC of Virginia Parkway & Hardin Boulevard
McKinney, TX

To Who it May Concern:

My name is Brandon Trimble and I have been a commercial real estate broker for 16 years. I specialize in the northern suburbs of DFW with a focus of cities that encompass Hwy 380. Through my extensive experience in this submarket, I feel that the best use for the SEC of Virginia Parkway & Hardin Boulevard is multifamily. There are a few key reasons why retail isn't the best use for this site. The first is that you have a Walmart Neighborhood on the NEC and the SWC already has retail pads along the front there are not selling. The reason that they are not selling is not only due to the amount of retail at the intersection but the fact that the site is roughly 1.5 miles south of Headington Heights which is located on 3 out of 4 corners at Hwy 380 & Hardin Boulevard. The entire project encompasses 400,000sf of retail and restaurants. The majority of the users that are attracted to this submarket are already committed to Headington Heights. Therefore, the subject property at the SWC of Virginia Parkway & Hardin Boulevard to the south doesn't have the demand it once had in the past and retail isn't feasible at this time.

Sincerely,

Brandon Trimble
Senior Vice President

By: 
Date: 6/8/20

Brandon Trimble
2525 McKinnon • Suite 700
Dallas, TX 75201



June 12, 2020

City of McKinney Planning & Zoning
221 N Tennessee St
McKinney, TX 75069

RE: Support for ZONE2020-0006Z

Dear Planning & Zoning Staff,

We have been informed that the developers of the parcel on the SEC of Virginia & Hardin have requested to re-zone the parcel as multi-family, specifically the application from McKinney Hardin 2, LLC for PD Zoning change from “C-2 Local Commercial District” to “MF-3 Multi-Family Residential –Medium High Density” (Case: ZONE2020-0006Z. Touchmark supports this application for many reasons.

First, the C-2 zoning negatively impact traffic counts for our residents. Multi-family would alleviate and reduce traffic. Second, we are concerned with all three corners being developed as C-2 it would oversaturate the market with retail buildings. While our residents enjoy proximate retail, all four corners feel like an oversaturation for this area.

Furthermore, retail has been undergoing historic declines due to changing consumer habits of shopping online. The recent impacts to retail stores due to COVID-19 will likely hasten this process. Providing a diversity of uses will protect the vitality of the neighborhood.

Additionally, we believe the change to MF-3 will complement to our community and fill a need for “Class A” leasable apartments in the area. We look forward to being an employer of choice in the area and access to proximate housing for our team members is critical. Currently there is little multi-family options close to our future community.

Thank you for your consideration of Touchmark’ s opinion of this project. In short, multi-family re-zoning would reduce traffic counts, reduce retail vacancies, provide needed housing and enhance our community. Touchmark supports the application for the change in zoning.

Sincerely,

Kendra H. Lackey
President, Touchmark Development & Construction



Real Estate Management
2608 SE J Street
Bentonville, AR 72716-5510

7/13/20

Re: Re-Zoning Application near Walmart #6966, McKinney, TX

To Whom it May Concern:

It has come to our attention that the developers of the parcel on the SEC of Virginia & Hardin have requested to re-zone the parcel as multi-family, specifically the application from McKinney Hardin 2, LLC for PD Zoning change from "C-2 Local Commercial District" to "MF-3 Multi-Family Residential –Medium High Density". Walmart is in support of this application for the change in zoning.

Sincerely,

A handwritten signature in black ink that reads "Drew Marshall".

Drew Marshall
Real Estate Manager

Save money. Live better.



July 29, 2020

City of McKinney Planning & Zoning
221 Tennessee St.
McKinney, TX 75069

Attn: Mayor, City of McKinney

Re: SEC Virginia and Hardin, McKinney, Texas
Zoning case: ZONE2020-0006Z

Mayor Fuller:

I am the President of Arlington, Texas based DHI Communities, a wholly owned subsidiary of DR Horton, Inc. We are in escrow to Purchase the above referenced 12.6 acre site subject to its rezoning to multifamily which is scheduled to go before the City Council on August 18, 2020.

We have completed several single family projects in McKinney as well as one multifamily community located on Virginia Pkwy and Coit Rd (Bexley Westridge formerly known as Ascend Westridge) <https://www.bexleywestridge.com>

I am writing asking for your support of this important project, as there is huge void in this area for Class A, luxury, gated apartments that support the local workforce, corporate base, teachers and young professionals. This use will be the least impactful of any C2 use proposed as it will generate less traffic, less crime and noise, and compliment the other adjacent uses to balance this intersection. This fifty million dollar development will also create a huge economic impact with millions of dollars spent locally per year.

Most importantly, during this time when many projects are being stalled and canceled, this is a project that we will purchase and will get built in 2021 creating many jobs and providing McKinney with needed fees. The only contingency that remains is zoning approval. We will also agree to comply with any City stipulations if approved.

I welcome a call or email from you with specific questions, or you can contact Eric Overton, our Managing Director for the Central Region for more information.

Christopher Frandsen
President
DHI Communities

July 29, 2020

City of McKinney Planning & Zoning
221 Tennessee St.
McKinney, TX 75069
contact-planning@mckinneytexas.org

RE: Support for ZONE2020-0006Z

Dear Planning & Zoning Staff,

I have been informed of the request for the rezoning of the parcel on the SEC of Virginia & Hardin Blvd. I fully support this application for rezoning for the reasons below:

- Preserve the Tree Line
- Prevent foot traffic or unwanted visitors in the neighborhood
- Reduced Traffic
- Increased quiet enjoyment of my property – I do not wish to have a retail center and everything that comes with it next to my home Sorrellwood.

Please take into consideration my proximity to this corner and the impact this has on my neighborhood vs. those that are farther away. This is directly in my backyard.

Sincerely,

Annyoli S. Olivera

Sorrellwood Terrace Resident

July 29, 2020

City of McKinney Planning & Zoning
221 Tennessee St.
McKinney, TX 75069
contact-planning@mckinneytexas.org

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Sincerely,



Sorrellwood Terrace Resident

Lucia Nazarian
316 Tottenham



July 29, 2020

City of McKinney Planning & Zoning
221 Tennessee St.
McKinney, TX 75069
contact-planning@mckinneytexas.org

RE: Support for ZONE2020-0006Z

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Please take into consideration my proximity to this corner and the impact this has on my neighborhood vs. those that are farther away. This is directly in my backyard.

Sincerely,

Kevork Nazarian

Sorrellwood Terrace Resident

*Kevork Nazarian
316 Tothenham Ct.*



July 29, 2020

City of McKinney Planning & Zoning
221 Tennessee St.
McKinney, TX 75069
contact-planning@mckinneytexas.org

RE: Support for ZONE2020-0006Z

Dear Planning & Zoning Staff,

We have been informed of the request for the rezoning of the parcel on the SEC of Virginia & Hardin Blvd. We fully support this application for rezoning.

We ask that you please take into consideration my proximity to this corner and the impact this has on our neighborhood vs. those that are farther away. This is directly our backyard. We have no say in what is developed on the SEC of Hardin & Virginia if it is zoned commercial and don't want the smells from the dumpsters, the animals gravitating to the area if there are restaurants, the noise and the of course the traffic. I have lived in McKinney since 2003 and the traffic is getting really bad. Widening Virginia Parkway to 3 lanes helps, but adding another 500+ cars will just make it that much more worse in our immediate area. Our neighborhood is small, tucked away and quiet and that is how we would like to keep it. That is one of the main reasons we purchased our home. There seems to be quite enough retail space in our area especially a mile or two down the road at the Hardin & 380 intersection. Plus, there will be more retail built behind the 7 Eleven on the opposite corner of Hardin & Virginia.

Sincerely,

Wendy + Kenny

Sorrellwood Terrace Resident
Wendy Miller & Kenny Adkins
332 Tottenham Court, McKinney, TX 75072

Support Multifamily on the SEC of Virginia & Hardin

About this petition

The SEC of Virginia & Hardin is under review to be rezoned from C-2 (Commercial) to a MF-3 (multifamily). The parcel size is 12.64 acres, but only 8 acres will be utilized for multifamily. The remaining acreage to the East will be left untouched. The adjacent 12 acres (SWC) is being developed as C2; 7-11 purchased the corner and will begin construction in August.

There is an increase in demand for housing (97% occupancy within 2 miles) and rezoning to MF-3 is consistent with the Urban Living place type properties and the established Community District under the McKinney 2020 Plan.

The Goal is to Balance the intersection and stabilize the Values of All Properties while preserving trees.

The property is currently zoned C-2 and will likely be developed as retail or offices with the back of the center (loading docks, trash, 24 hour operation) impacting Sorrellwood Terrace.

The proposed project will be 50 million dollar development of Class "A" luxury apartments in a gated community that will create 1/3 the traffic as C-2 uses.

By signing this petition I am fully in support of rezoning the SEC of Virginia & Hardin to MF-3 (Multifamily).

Signatures

1. Name: MARIA DOBBINS on 2020-07-28 19:41:14
Comments:

2. Name: Annyoli Olivera on 2020-07-29 16:02:53
Comments: I agree with changing the zoning from commercial to residential.

3. Name: Christian Olivera on 2020-07-29 16:16:03
Comments: I support the change in re zoning from commercial to multi family.

4. Name: Marcos Bird on 2020-08-01 16:04:59
Comments:

5. Name: Kendall Clarke on 2020-08-01 16:37:14
Comments: I support the rezoning to multi-family residential

6. Name: Wendy Miller on 2020-08-06 22:42:58
Comments: I support the rezoning of the SEC of Hardin & Virginia.
