

## **Samantha Pickett**

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**Subject:** FW: P&Z Case #14-166Z2

**From:** Christy Simpson  
**Sent:** Monday, January 12, 2015 3:55 PM  
**To:** Michael Quint  
**Subject:** P&Z Case #14-166Z2

Dear Mr. Quint,

I am a citizen of McKinney and I live in Saddle Club at McKinney Ranch. I recently saw on the Planning and Zoning agenda that there is a case requesting to rezone about 30 acres from an apartment complex to a townhome development.

It is my understanding that the property is currently zoned for about 540 apartments and this new proposal would be to zone the property for a maximum of 250 townhomes.

I think that we already have a sufficient number of apartments (both existing and planned) in this immediate area for the demand, and I would prefer that for-sale townhomes be developed on this property rather than 540 MORE apartments. Having a glut in supply of apartment homes would drive down prices (the apartment management will only be concerned with occupancy numbers), which in turn would drive down quality - eventually driving down nearby home property values and existing tax revenue.

I certainly understand the need for a level of population density to support the future commercial needs, as well as the need to provide affordable housing options for all citizens of McKinney, but these need to be met without negatively impacting the sustainability of current residents. Current in progress projects in the immediate area support these needs, as does the proposed development with rezoning.

I would also urge the city to re-evaluate their planning methods and not continue what presents as a one size fits all, blanket adoption method (i.e. the "4 corner commercial" planning currently in place). This creates the potential for overcrowding in schools, overloaded traffic arteries, and undeveloped (and not desirable to the type of commercial entities that we would want to attract - we already have a glut of storage facilities and 2 more under construction!) land - this does not at all meet the 'unique by nature' McKinney that is heavily advertised.

I appreciate your consideration.

Christina Simpson

## **Samantha Pickett**

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**Subject:** FW: Rezoning Case #14-167z2

**From:** Debbie Williams  
**Sent:** Tuesday, January 13, 2015 9:59 AM  
**To:** Michael Quint  
**Subject:** Rezoning Case #14-167z2

Good morning Mr. Quint,

I live in the Saddle Club subdivision just north east of the site in this proposed rezoning case. I understand that the current plan is to build yet another apartment complex in this location and that this rezoning case would amend the plan to build town homes instead.

I am unable to attend the meeting tonight but wanted to voice my support for rezoning to town homes.

The decreased number of town homes would not bring as much congestion to the area; an area that the city already knows does not have adequate road infrastructure for the existing and future community. The over crowding that another apartment complex would bring also increases traffic and safety concern for the family oriented community that has already planted roots to grow for the next 30-40 years. Unfortunately, apartments tend to bring an element of renters that do not see the community for the future so the buildings often fall to a minimum of standard after several years. Afterall, renters can just move to the next new complex.

McKinney cannot be the unique city it's attempting to advertise when it's jammed packed with apartment buildings. No matter how trendy they look today in 20 years they will be just another backdrop of drab uniformity rather than uniqueness.

Thanks for listening,  
Debbie Williams  
4124 Plymouth Dr., McKinney, TX 75070.

**Samantha Pickett**

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**Subject:** FW: Case #14-166Z2 REZONE

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

From: Margie Moore

Sent: Tuesday, January 13, 2015 4:51 PM

To: Michael Quint

Subject: Case #14-166Z2 REZONE

Dear Mr. Quint,

My husband and I are current residents of McKinney and have been since 2003.

We recently saw on the Planning and Zoning agenda that Case #14-166Z2 is a request to rezone about 30 acres from an apartment complex to a FOR-SALE townhome development at Collin McKinney Parkway and McKinney Place Drive. It is our understanding that the property is currently zoned for about 540 apartments and this new proposal would be to zone the property for a maximum of 250 townhomes.

We truly believe that we have enough apartment complex's in this immediate area for the demand, and we would prefer that townhomes "FOR SALE" be developed on this property rather than more apartments to keep our current neighborhood housing values and to avoid creating overcrowding in our schools.

We thank you for your time and consideration.

Ben and Margie Moore

**Samantha Pickett**

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**Subject:** FW: Case # 14-166Z2 Rezoning

**From:** Ben Stutzman

**Sent:** Wednesday, January 14, 2015 11:03 AM

**To:** Michael Quint

**Subject:** Case # 14-166Z2 Rezoning

I, Ben Stutzman, fully support and vote to rezone the plot at Collin McKinney Parkway & McKinney Place Drive from apartments to townhomes. The rezoning will go a long way in maintaining the property values in and around McKinney Village Park.

Thank you,

Ben Stutzman

McKinney Village Park Resident