

From: Joy L. Wood
Sent: Monday, January 25, 2021 10:27 PM
To: Contact-Planning
Cc: Tonianne Strohkirch
Subject: Case #ZONE2020-1040

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Kaitlin Gibbons Sheffield-P&Z Zoning case Number: 2020-0140

Dear Kaitlin Gibbons Sheffield,

My name is Joy Sorrell Wood. I am a resident of Sorrellwood Park and live at 620 Denton Creek Drive, McKinney, Texas. I am a lifelong resident of McKinney, Texas having lived here for 78 years.

The D.H. Horton representatives have been doing all they can to answer requests of nearby residents to the planned development of 250 apartments on the Southeast Corner of Hardin Boulevard and Virginia Parkway. We have met several times via Zoom for discussions and explanation of the planned site. Questions and answers have been discussed regarding the development.

The developers are wanting to change the current zoning from Commercial to Residential, due to two adjacent corners already zoned commercial. This change would aid in less traffic and congestion. They also have reduced the number of apartments from 270 to 250 and agreed to set the planned development substantial set back from the boundaries on all sides.

Also, the developers have decided to build a bourne (a small hill) in front of the development on Virginia Parkway to prevent seeing the cars, garages, and apartments from the street. A sign on the Hardin Boulevard entrance would say "Residents only." There would be 24/7 security at the site for the residents.

An exit at the eastern side of the apartments on Virginia Boulevard will have cars leaving to go East and towards McKinney, alleviating traffic. This will mean less traffic congestion to the area than if it were zoned commercial.

Apartments will be three and four stories tall. Three buildings with amenities will be provided such as swimming pool, beautifully landscaped, activity room for workout, community gathering.

Beautiful landscaping will surround the site and support the motto for McKinney, "Unique by Nature." Almost half of the development will be left untouched due to the topography of the sloping land. Beautiful trees will still be seen. In addition, the developers are offering one million dollars to the City of McKinney for upkeep of Bonnie Wenk Park. It takes 60 years for a tree to reach its maturity.

Therefore, I, Joy Sorrell Wood support the proposed development plan by D.H. Horton to change the zoning from Commercial to Residential and to build a beautifully landscaped Residential Apartment Complex.

Joy Sorrell Wood

From: Kendall Bird
Sent: Tuesday, January 19, 2021 7:59 PM
To: Contact-Planning
Subject: Rezoning Request Support

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Hello,

I am submitting this comment in regards to #ZONE2020-0140 to say that I am in support of the rezoning of the Virginia-Hardin corner to be multi-family residential. I live in a home that faces this plot of land and feel that apartment living would be well suited for this corner. I would feel much more comfortable and safer with residential property next-door as opposed to the back of commercial buildings. Not to mention, I would prefer to not have unsightly dumpsters and "back of house" right outside my front door.

Thank you for your time in reading my statement, Kendall Bird
300 Tottenham Ct.

Sent: Wednesday, January 13, 2021 6:29 PM

To: Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary

Subject: Online Form Submittal: Citizen Comments

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Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 1/12/2021

My public comments are for an item ON the Agenda

Agenda Item # 20-0140Z

Support or Oppose Agenda Item? Support

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.*

Comments submitted through this online form will not be read aloud at the meeting but will be documented in the meeting record.

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

Comments

I am submitting this comment to say that I am in support of the rezoning of the Virginia, Hardin corner to be multi-family residential. I live in a home that faces this plot of land and feel that apartment living would be better suited. I would feel much more comfortable and safer with residential property next door as opposed to the back of commercial buildings. Not to mention, I would prefer to not have unsightly dumpsters and "back of house" right outside my front door.

Thank you for your time in reading my statement,
Marcos Bird

First Name Marcos

Last Name Bird

Address 1	300 Tottenham Ct
Address 2	<i>Field not completed.</i>
City	McKinney
State	Texas
Zip	75072

From: Michelle Woodard
Sent: Tuesday, January 12, 2021 5:25 PM
To: Contact-Planning
Subject: Hardin and Virginia Re-Zoning Case Number 2020-0140

WARNING: This email is from an external source. DO NOT click links or open attachments without verifying the sender. Never enter USERNAME, PASSWORD or SENSITIVE INFORMATION on linked pages from this email.

Hello,

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. While I respect the neighboring community's view, that community is not impacted by commercial construction. Their interests lie in the fact that they can walk to get some coffee or food, but they have the ability to walk back to their neighborhood without smelling food, hearing constant chatter from patio eaters, hearing traffic, etc. Our community is the one that will take the brunt of commercial development - not Sorrellwood Park. I ask that you consider the feeling of those who are the most impacted.

Best regards,



M. Michelle Woodard M.Ed, LDT, CALT
Dyslexia Therapist
Boyer Elementary - Prosper ISD



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

1/19/2021

Re: Re-Zoning Application ZONE 2020-0140 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.

To City of McKinney

Date:

Case# ZONE2020-0140

Please accept this letter as a rescission of my earlier letter of opposition for the above case and consider this letter as my support of the revised application as the rezoning to multi family will have much less impact on our community than Commercial uses.

I live directly adjacent to the project and hope the City will give extra consideration to our support.

I urge the City Council to approve this case.

Sincerely,



Name: Lisa Alstath
Address: 413 Carnaby Court
McKinney, TX 75072

To City of McKinney


Date:

Case # ZONE2020-0140

Please accept this letter for the above case and consider this letter as my support of the revised application as the rezoning to multi family will have much less impact on our community than Commercial uses.

I urge the City Council to approve this case.

Sincerely,

 1/18/21

Name: Porsha Collier
Address: 321 Carnaby Ct.



Tonianne Strohkirch

Fwd: Planning & Zoning Staff

Mon, Jan 18, 2021 at 2:34 PM

To: Tonianne Moyes

Shereé

Please excuse any typos as this message is being sent from my iPhone.

Begin forwarded message:

From: Sheree
Date: January 12, 2021 at 3:38:36 PM CST
To: S B
Subject: Planning & Zoning Staff

Dear Planning & Zoning Staff,

I have been made aware of the request for the rezoning of the parcel on the SEC of Virginia & Hardin Blvd. While I would be very disappointed in the construction of *any* structure be it retail or residential, I know it is inevitable. But given the choice, I would prefer residential over commercial. I purchased this property specifically because of its proximity to gorgeous, aged trees and its peacefulness. In fact, my town-home will be among the few most affected by any new construction as my garage and patio faces North. I will be losing a lot! That said, I support a residential construction over retail if it means more of the beautiful trees surrounding the property will be preserved. Additionally, I support this application for rezoning for the following reasons:

- Reduced Traffic
- Preservation of trees (proposing 40 to 50 ft)

Please take into consideration the impact this has on my

neighborhood vs. those that are farther away. This is directly in my backyard.

Sincerely,

Shereé Bowen

Sorrellwood Terrace Resident

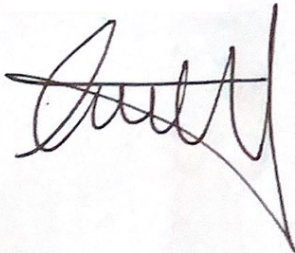
Dear City of McKinney Planning and Rezoning Committee,

As a citizen of McKinney in Collin County and a resident in Sorrellwood Terraces Townhomes (300 Carnaby Ct.), I ask you to consider rezoning the intersection of SEC of Virginia and Hardin Blvd to **residential/multi-family** from commercial. Although I am disappointed the property was rezoned from agricultural to commercial, which goes against Mckinney's motto, UNIQUE BY NATURE, I would much rather have a buffer of trees with multi-family/residential on the other side than no tree buffer and commercial business. If the property remains commercial, all of our trees would be taken away and replaced with a fence. As you can imagine, the tree buffer provides a beautiful view and an additional piece of natural for current residents and the wildlife around us. If the property stays commercial, the property line will be right against my driveway. Based on the developer's plans, the retail business' dumpsters would line up to our community. The business' smells, noise, and rodents/creatures will create an undesirable day to day environment. My home, a place where I rest, would become a noisy area where I would not be able to relax due to the business' noises and the dumpster trucks collecting trash and delivery trucks operating during night hours.

As many Mckinney residents, I chose to buy in Mckinney to be surrounded by trees in a safe community. Our community has experienced late unwanted visitors; in incidents, Mckinney Police has been called. The current commercial zoning will make our community more vulnerable to crime and unwanted visitors.

Please listen to the residents of Sorrellwood Terraces Townhomes, which will be directly impacted by this case, and not the residents of Sorrellwood Park. Sorrellwood Park residents are only concerned about having more food options and not the actual impact of their community.

Resident of 300 Carnaby Ct.
Annyoli Olivera



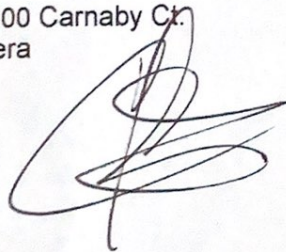
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Resident of 300 Carnaby Ct.
Christian Olivera



From: Wendy Miller
Sent: Tuesday, January 12, 2021 2:06 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Support of Residential zoning - 2020-0140

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Hello. I am a homeowner at Terraces of Sorrellwood at the corner of Virginia & Hardin. I support the rezoning of the SE corner. I oppose commercial rezoning. We don't need commercial property on 3 corners of Hardin & Virginia.

Major problem with commercial is it could be a restaurant that is open 24/7 no one wants to smell rotting garbage in the dumpster in 100 degree Texas summers and traffic would be horrible. Plus that will bring more wildlife into the community.

Thank You,

Wendy Miller

From: Sheree
Sent: Tuesday, January 12, 2021 3:39 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>; S B
Subject: Planning & Zoning Staff

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Dear Planning & Zoning Staff,

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Sincerely,

Shereé Bowen

Sorrellwood Terrace Resident