

**SWBC Real Estate, LLC
5949 Sherry Lane, Suite 750
Dallas, TX 75225**

September 9, 2020

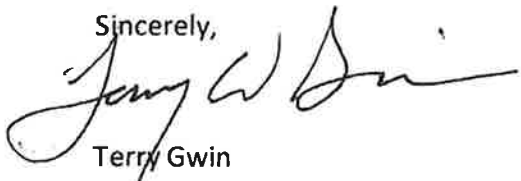
Ms. Jennifer Arnold
Director of Planning City of McKinney
221 N. Tennessee Str.
McKinney TX 75069

RE: Craig Ranch Zoning Case 2020 – 0066 (62 acres)

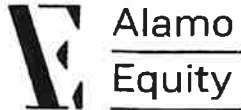
Dear Ms. Arnold,

I wanted to write a letter of support for the above reference zoning case that is before the City of McKinney. As an adjacent landowner to the McKinney Corporate Center, we feel the direction of the new zoning brings a higher level of planning and value to us and the surrounding properties.

Sincerely,

A handwritten signature in black ink, appearing to read "Terry Gwin". The signature is fluid and cursive, with a large initial "T" and "G".

Terry Gwin
President & CEO
SWBC Real Estate, LLC



Investing with Integrity

Address

2030 N Loop 1604 W, Suite 201
San Antonio, Texas 78248
United States of America

Contact

Ph: [REDACTED]
Fx: [REDACTED]

Email and Web

W: www.alamoequity.com

August 17, 2020

From,

Alamo CR Tract 19, LLC
2030 N 1604 W, Suite 201
San Antonio, TX 78248, USA

To,

Ms. Jennifer Arnold
Director of Planning
City of McKinney
221 N. Tennessee Str.
McKinney, TX 75069

RE: Craig Ranch Zoning Case 2020 – 0066 (62 acres)

Dear Jennifer:

Alamo CR Tract 19, LLC owns the 11.932 acres directly to the west of the subject 62 acre zoning case. Our eastern boundary is Weiskopf Avenue, our northern boundary is Van Tuyl Parkway, our western boundary is TPC Drive, and our southern boundary is Henneman Way.

I wanted to write this letter in support for the above referenced zoning case that is before the City of McKinney. As an adjacent landowner and as our land is in the McKinney Corporate Center, we feel the direction of the new zoning brings a higher level of planning and value to us and the surrounding properties. We fully support this zoning case.

Sincerely,

A handwritten signature in black ink that reads 'Logan Anjaneyulu'.

Logan Anjaneyulu

President - Alamo Equity, LLC
2030 N 1604 W, Suite 201
San Antonio, TX 78248, USA
Office:
Mobile:
email:
web: www.alamoequity.com

**Craig Ranch Ob/Gyn
7900 Henneman Way
McKinney, TX 75070**

September 11, 2020

Ms. Jennifer Arnold
Director of Planning City of McKinney
221 N. Tennessee Str.
McKinney TX 75069

RE: Craig Ranch Zoning Case 2020 – 0066 (62 acres)

Dear Jennifer,

I wanted to write a letter of support for the above reference zoning case that is before the City of McKinney. As an adjacent landowner to the McKinney Corporate Center, we feel the direction of the new zoning brings a higher level of planning and value to us and the surrounding properties.

Sincerely,



Dr. Andrew Shimer, MD
Founder – Craig Ranch Ob/Gyn



September 11, 2020

Ms. Jennifer Arnold
Director of Planning City of McKinney
221 N. Tennessee Street
McKinney, TX 75069

RE: Craig Ranch Zoning Case 2020 – 0066 (62 acres)

Dear Jennifer,

I wanted to write a letter of support for the above reference zoning case that is before the City of McKinney. As an adjacent landowner to the McKinney Corporate Center, we feel the direction of the new zoning brings a higher level of planning and value to us and the surrounding properties.

Sincerely,

A handwritten signature in black ink that reads 'David Brooks'.

David Brooks
Chairman, CEO & President

SPICEWOOD SERVICE AREA COMMITTEE
Jeffrey D. Gent, Chairman
7228 San Saba Drive, McKinney, Texas 75070
(214) 675-2260 JDGent@att.net

September 24, 2020

Jennifer Arnold
Director of Planning City of McKinney
221 N. Tennessee St.
McKinney TX 75069

RE: Craig Ranch Zoning Case 2020 – 0066 (62 acres)

Dear Jennifer,

Recently, we sat down with David Craig and Miles Prestemon who represent the ownership of the McKinney Corporate Center Craig Ranch and the above referenced Zoning case. During this meeting we voiced our concerns and compliments regarding the plan and the fact that they had reached out to us prior to the P & Z Zoning meeting and that they had given some thought as to what would be acceptable across the street from Spicewood. We had some suggestions that we would like to incorporate into the Zoning that will allow us to write this letter of support for the Zoning.

Tract D “Regulating Plan” found in the Development Regulations:

- a) If Tract D is used for Spicewood type of product, we are most in favor of this use.
- b) If Tract D is used for a Townhome type of product, we are in favor of this use.
- c) If Tract D is used for an office site, the maximum number of stories would be two (2) and there would be a twenty (20) foot landscape buffer along Van Tuyl Parkway.

Both representatives, Mr. Craig and Mr. Prestemon, were acceptable to these conditions of support from the Spicewood community.

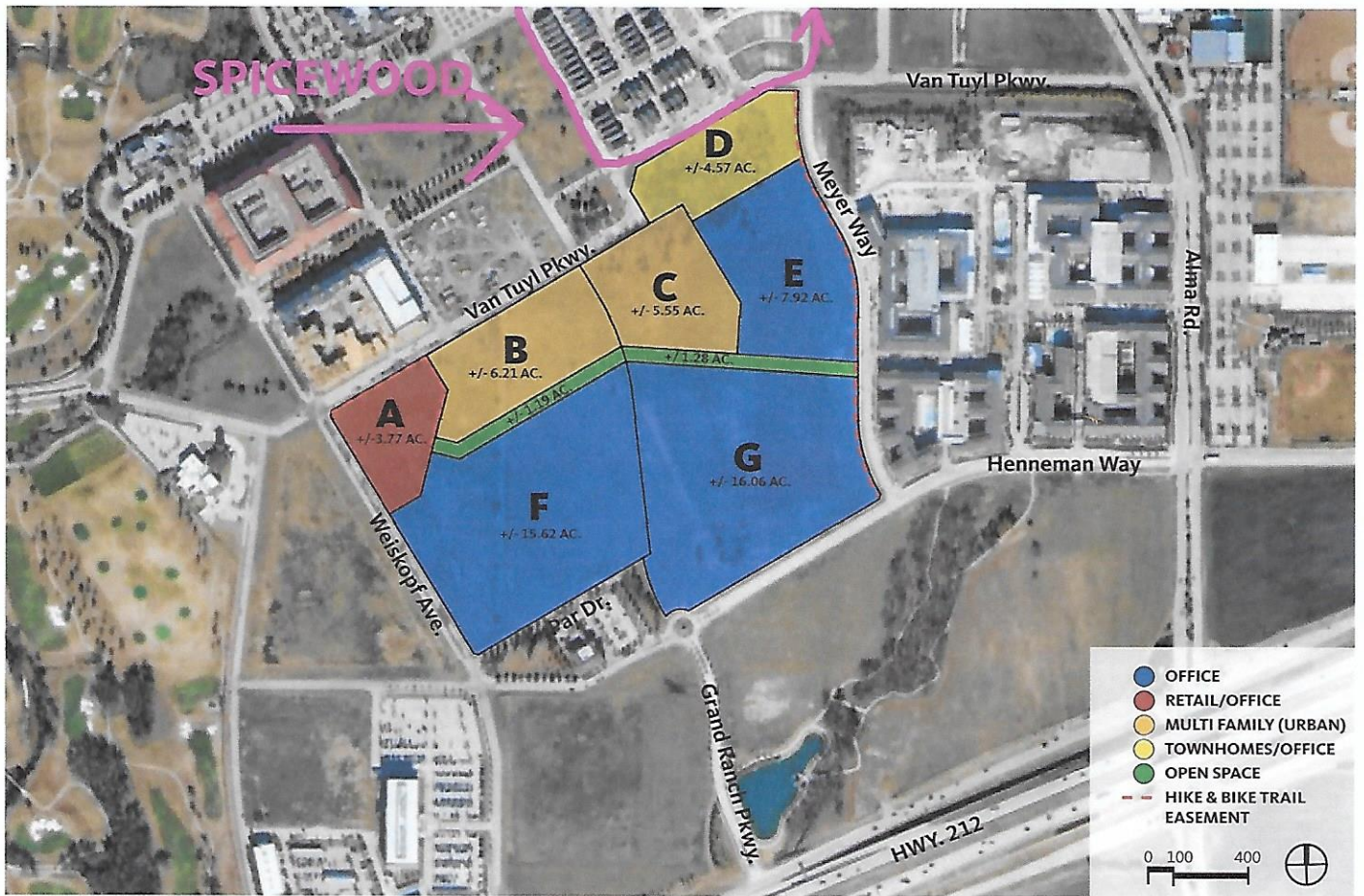
Sincerely,
Spicewood at Craig Ranch Service Area Committee



By: Jeffrey D. Gent
Chairman

Enc – Map of Craig Ranch and vicinity most directly impacted by this Zoning Request

Neighborhood adjacent to Spicewood at Craig Ranch



From:
To: [Jennifer Arnold](#); [David Craig](#)
Subject: Rezoning case# 20-0066Z
Date: Monday, November 2, 2020 2:28:52 PM

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Hello Ms. Arnold, Staff, and Mr. Craig,

I am writing to you in support of the rezoning plans for case # 20-0066Z. We support either option for commercial or single family housing to be developed on the south end of Van Tuyl Pkwy and Meyer Way.

As homeowners / tax payers that live in the adjacent subdivision Spicewood, we have concerns with what will be built on this parcel. While voicing my concerns, I was contacted by the developer, Mr. Craig. He was willing to meet with me in person to discuss and/or explain his vision for this parcel. His kindness towards my concerns regarding this property far exceeded my expectations.

Here are Mr. Craig's plan as explained to me regarding the two options for the south end of Van Tuyl Pkwy. If commercial was chosen, the building would be a two story maximum structure with a landscape buffer along the south side corner. The commercial placement would not detract with our Living The Dream motto adopted by Craig Ranch. Mr. Craig will be keeping the existing proposed bike and hike trail, which will also act as an additional buffer from the homes on Van Tuyl Pkwy. The extension of Grand Ranch Pkwy will also be a welcomed addition while helping alleviate traffic congestion and allowing the traffic flow to exit CR to the south. I really like this option of a commercial building on this site.

If single family homes are chosen for this site, Mr. Craig's plan will continue with the current look and create a consistent product that already reveals the existing zero lot line homes. Mr. Craig will seek a builder that will maintain the going price point and property values that we need to keep Craig Ranch as a destination people seek to live in. With this option, street parking will not change from what we currently have. Again, the extension of Grand Ranch Pkwy, will also benefit these homeowners.

The option that is least appealing and most costly for neighborhoods would be allowing more Townhomes to be built. Please do not consider this option. Our community has enough townhome subdivisions and the cost to maintain them is increasing yearly at a much faster rate than single family homeownership.

Thank you for your time and consideration,

Natalie and Mark Garner
7304 San Saba Dr
McKinney Texas 75070

Sent from my iPad