

## Kaitlin Gibbon

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**Subject:** FW: Zoning Apartments

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

From: Kent Ellis

Sent: Tuesday, April 23, 2019 12:27 PM

Subject: Zoning Apartments

Ref: Property at Wilson Creek and Rockhill.

Kaitlin,

Please present my thoughts to the planning and zoning commission for tonight's meeting.

It is my hope that strict guidelines will be followed concerning the placement of buildings and roads to maintain the beauty of the existing trees and creek running through the property. Bike trails and benches with green space is important.

Density towards Wilson Creek should be minimized to protect the sanctity of the existing churches and homeowners to the east. Previous planning limited the east parcel to 2 stories. It would benefit the traffic and noise if the 2 story zoning is maintained. The last thing McKinney needs is more apartments similar to the congestion on Graves north of Rockhill and also Virginia. High end apartments or townhomes are needed and should be built on any property east of Graves.

Any new construction within a short distance of the downtown square needs to be carefully considered to benefit the future generations of McKinney. The planning and zoning commission must evaluate the long term benefits and detriments of each construction project.

Respectfully,  
Kent & Kelley Ellis  
Chapel Hill residents

## Kaitlin Gibbon

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**Subject:** FW: Formal Protest Against Approval of Zoning Case #19-0017Z, Rockhill Multi-Family Rezoning

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**From:** Robert Sampsell

**Sent:** Tuesday, April 23, 2019 4:26 PM

**Subject:** Formal Protest Against Approval of Zoning Case #19-0017Z, Rockhill Multi-Family Rezoning

Zoning Case #19-0017Z is an affront to the invested property owners in & around this tract located east of Wilson Creek Blvd; south of Rockhill Rd, and west of Graves.

This case proposes to cram two small residential tracts around a flood plain to house:

- 353 Apartments
- 879 Residents
- 616 Parking Spaces
- Net 13.4 Acres

Proposed Densities:

- 26.3 Dwelling Units per Acre
- 65.6 Residents per Acre
- 45.9 Cars per Acre

This case proposes minimum setbacks and minimum ornamentation.

The Wilson Creek Access will completely congest Wilson Creek Pkwy both North and South. This congestion will propagate South to the Park View Ave Intersection and the Gery R Ln intersection at Frontage Road.

The two Rockhill Ln access will totally block Rockhill Ln during peak periods and morning/afternoon school schedules. It will also totally congest traffic East on Rockhill to Louisiana St and Virginia Parkway. Further, traffic will be impossible during services and activities at First Baptist Church.

The Graves access will congest both north and south, especially during peak times and school schedules.

Chapel Hill's only ingress/egress is west on Yosemite to Graves. This zoning case will create intolerable traffic congestion and essentially isolate the 149 homeowners of the Chapel Hill subdivision.

The adverse impact on availability and accessibility of Emergency services — fire, police, Atmos, etc. — is completely unprecedented and unacceptable.

I protest this zoning case and urge the Planning & Zoning Commission to (a) DISAPPROVE 19-0017Z as proposed. Alternatively, TABLE 19-0017Z until acceptable dwelling unit, population, and vehicular densities are incorporated.

Robert E. Sampsell  
Owner, 720 Chapel Hill Ln





## ZONING CHANGE WRITTEN PROTEST - INDIVIDUAL

In accordance with Subsection 146-164(5) "Negative Recommendations; Written Protest Procedures." of the Zoning Ordinance, a valid, written protest to a proposed zoning amendment, supplement, or change must be filed by the owners of at least 20 percent of either the area of the lots or land covered by the proposed change or the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

If a valid, written protest is received by the City Secretary's Office before 5:00 p.m. on the fourth working day immediately preceding the date advertised, for the City Council public hearing, the proposed zoning amendment, supplement, or change shall require a favorable vote of three-fourths of all members of the City Council.

This written protest must bear the original signature of ONLY the owner of property that is: (1) subject to the proposed zoning change; or, (2) situated within 200 feet of the property which is the subject of the proposed zoning change.

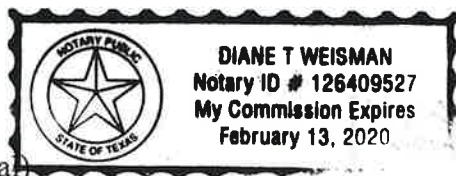
For additional information on submitting a written protest to a proposed zoning case, please contact the City Secretary's Office at 972-547-7500 or the Planning Department at 972-547-2000. Once this written protest form has been completed, please deliver it to the City Secretary's Office at 222 N. Tennessee Street, McKinney, TX 75070.

Zoning Case Number or Description: 190 - 0017 Z - Rockhill MultiFamily  
 Date and Time of Protest Submittal: 4/23/2019

PRINTED NAME OF PROTESTING PARTY (AS IT APPEARS ON THE CITY'S TAX ROLL)	ADDRESS/DESCRIPTION OF PROPERTY AFFECTED WITHIN 200 FEET OF THE PROPOSED ZONING CHANGE FOR WHICH THIS PROTEST IS SUBMITTED	SIGNATURE OF PROTESTING PARTY
Cynthia ANNE CLARK	808 HARMON LN	Cynthia Anne Clark

STATE OF TEXAS            §  
 COUNTY OF COLLIN       §

Before me, a notary public, on this day personally appeared Cynthia Clark, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statements therein contained are true and correct.



Diane Weisman Notary  
 Public, State of Texas

**RECEIVED**

**APR 23 2019**

**CITY SECRETARY**

*Handwritten initials and time: JS 1:00 PM*