

October 4, 2012

Mr. Michael Quint, Director  
Planning Department  
City of McKinney  
221 N. Tennessee Street  
McKinney, Texas 75069

*RE: 12-093Z Rezoning Request for Woodcreek Estates, Approximately 112.85 Acres, Located at the Southwest Corner of FM 543 and SH 5*

Dear Mr. Quint,

As an adjacent property owner to the subject property, please record this letter of opposition to the proposed rezoning request for approximately 112.85 acres, located at the southwest corner of FM 543 and SH 5 in McKinney.

The City's Comprehensive Plan designates this property and the surrounding properties for industrial uses and it is this future industrial development that will contribute to the City's strong, balanced economy. If the proposed rezoning request is approved to allow residential uses, other vacant properties in the City could request similar rezoning, resulting in a domino effect of property that was designated for industrial development being rezoned for residential uses. This action not only contradicts the City of McKinney Comprehensive Plan, but also could create an additional unfair financial burden on the McKinney Independent School District.

In addition, rezoning the subject property for residential uses will directly affect the marketability of my property for industrial development and it will decrease my property's value as a non-residential tract of land. Further, at such time as my property develops, landscape buffers, trees and a screening device will be required between my property and the subject property because of the inherent incompatibility of the two land uses. These added features would not be required if the property were to develop with non-residential uses.

Please forward this letter to the Planning and Zoning Commission and City Council. Thank you.

Sincerely,



Don Mosenbocker

# Mission Site Services LLC

The City Council of McKinney and the Planning and Zoning Board,

I am an electrical contractor in the city of McKinney and would like to express my support for the Woodcreek Estates Development located off of Hwy 5. The proposed development is minutes from my office and would be a welcomed housing option for my employees of our DBE company and their families. Most of my employees commute from Anna, Van Alstyne and points further out due to the lack of options for them in McKinney. Our office is in a hub zone area in a historically underutilized development area of McKinney. We feel this would be beneficial to our employees to have the option of a new housing development because many of them are of minority races.

I hope that the City Council sees the asset this development would be for East McKinney and approves the project.

Sincerely,



Joe Scott

Mission Site Services, LLC

# Bandera Utility Contractors, Inc.

City of McKinney

We are an underground contractor located in Northeast McKinney and employ 50 employees. We have been on Interchange Street in Interchange Business Park for 20 years and I am in full support of the Woodcreek Estates project. Most of our employees drive in from outlying areas due to the lack of housing that meets their needs in our area.

In the 20 years we have been in East McKinney we have seen little development in our immediate area. Most of the growth has been west of I-75 and has not serviced the needs of our employees. Woodcreek Estates would be a great addition to the City of McKinney. I hope that the City Council and the Planning & Zoning Board recognizes this and approves the rezoning to accommodate the development.

Sincerely,



M. Jeffrey Hicks  
Bandera Utility Contractors, Inc.  
416 Interchange St.  
McKinney, TX 75071



I am the general manager of El Dorado Chevrolet Dealership located at 2300 N Central Expwy, on the eastside of McKinney and I am in full support of the rezoning needed for the development of Woodcreek Estates. My 129 employees are also looking forward to nearby quality housing suitable for themselves and their families.

My profit margin would have an immediate increase in sales and repair with a housing development on the eastside. Housing nearby an automobile dealership increases a return purchase cliental, let alone a continual repair and maintenance customer base increasing my profit margin and your tax revenues.

As a dealership with many competitors in Frisco, Plano, Allen etc. this development would keep the tax revenues in McKinney.

We are more than supportive of this long awaited rezoning need for housing on the eastside.

Sincerely,

Mark Welch  
GM/VP

CHEVROLET

mazda

CHRYSLER

Jeep

2300 N. Central Expressway • McKinney, Texas 75070 • Metro (972) 569-0101 • Fax (972) 569-0188  
WEBSITE: [www.eldoradomotors.com](http://www.eldoradomotors.com)

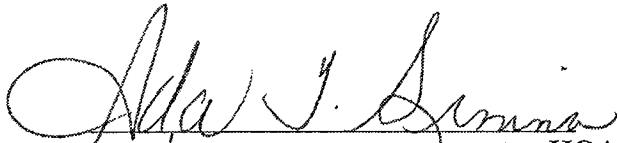
RESOLUTION OF SUPPORT FOR DOUGLAS PROPERTIES, INC.  
WOODCREEK ESTATES

WHEREAS, the Board of Directors of TRINITY HEIGHTS HOMEOWNERS Association is empowered to govern the affairs of the homeowners association;

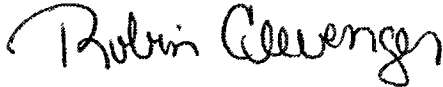
WHEREAS, there is a desire on the part of the Board to memorialize their support of the purposed development plans reviewed with Douglas Properties, Inc. for the development of Woodcreek Estates adjacent to TRINITY HEIGHTS HOMEOWNERS and:

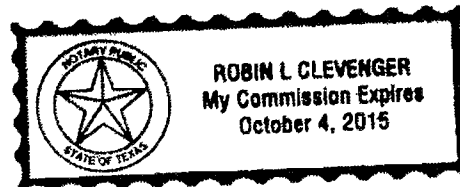
WHEREAS, it is the intent of this resolution to remain in full force and effect unless otherwise revoked, revised or amended by a majority of the Board of Directors.

NOW, THEREFORE BE IT RESOLVED THAT the Board of Directors of TRINITY HEIGHTS HOMEOWNERS by signature(s) affixed below indicate the full support of the Association and Board for the development of the Woodcreek Estates development as was presented to the Board at an informational meeting held on 23<sup>rd</sup> April     , 2012.

  
TRINITY HEIGHTS HOMEOWNERS HOA Representative  
Vice President

Entered into the record of the TRINITY HEIGHTS HOMEOWNERS Association, this 22 day of may, 2012.





RESOLUTION OF SUPPORT FOR DOUGLAS PROPERTIES, INC.  
WOODCREEK ESTATES

WHEREAS, there is a desire on the part of the Residents to support the  
purposed development plans reviewed with Douglas Properties, Inc. for the  
development of Woodcreek Estates adjacent to TRINITY HEIGHTS  
Community and:

WHEREAS, it is the intent of this resolution to remain in full force and  
effect unless otherwise revoked, revised or amended by a majority of the  
Residents of the TRINITY HEIGHT Community.

NOW, THEREFORE BE IT RESOLVED THAT the Residents of  
TRINITY HEIGHTS HOMEOWNERS Association by signature(s) affixed  
below indicate the full support of the Association for the development of  
the Woodcreek Estates development.

TRINITY HEIGHTS RESIDENTS

Name:

Address:

<u>Debra Merritt-Larkin</u>	<u>1025 Crystal Falls Drive</u>
<u>Roman J. Larkin</u>	<u>1025 Crystal Falls Drive</u>
<u>Tomie Rushon</u>	<u>600 Crystal Falls Drive</u>
<u>Brittany Whiter</u>	<u>516 Crystal Falls Dr</u>
<u>Shonda Whedon</u>	<u>516 Crystal Falls Dr</u>
<u>Callie Whedon</u>	<u>516 Crystal Falls Dr.</u>
<u>[Signature]</u>	<u>516 Crystal Falls Dr.</u>
<u>[Signature]</u>	<u>521 Crystal Falls Dr.</u>
<u>Amy Carey</u>	<u>1016 Crystal Falls Dr.</u>
<u>[Signature]</u>	<u>1016 Crystal Falls Dr</u>
<u>[Signature]</u>	<u>600 Crystal Falls Dr.</u>

Name:

Address:

Curtis Lemley

621 Crystal Falls Drive

Kathy Lemley

621 Crystal Falls Drive

Alice Siano

1017 Crystal Falls Dr.

Andrea Starks

601 Crystal Falls Dr.

Roni Starks

601 Crystal Falls Dr.

Lynne Owens

621 Crystal Falls Dr.

Dillon Arora

601 Crystal Falls Dr.

Oscar Garza

609 Crystal Falls Dr.

Melissa Mauer Silver

1305 Rolling Hills Dr.

Robert Hayes

605 Crystal Falls Dr.

Tom Tucker

521 Crystal Falls Dr.

Chris Sherman

512 Crystal Falls Dr.

Christina Sherman

500 Crystal Falls Dr.

Laura Blackledge

501 Crystal Falls Dr.

Robert C. Blackledge

501 Crystal Falls Dr.

Ryan Slum

500 Crystal Falls Dr.

Shawn Davis

3108 Trinity View Dr.

Al Cox

3604 Trinity View Dr.

John Wood

3104 Trinity View Dr.

Shelly Weaver

3500 Trinity View Dr.

Edwin Weaver

3500 Trinity View Dr.

Shawn Wilson

3017 Rolling Hills Dr.

620  
623  
625  
507  
505

RESOLUTION OF SUPPORT FOR DOUGLAS PROPERTIES, INC.  
WOODCREEK ESTATES

508

WHEREAS, there is a desire on the part of the Residents to support the  
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below indicate the full support of the Association for the development of  
the Woodcreek Estates development.

TRINITY HEIGHTS RESIDENTS

Name:	Address:
<u>Aida L. Simmons</u>	<u>512 Cypress Hill Drive</u>
<u>Carolyn BACA</u>	<u>608 Cypress Hill Dr</u>
<u>Andrew BACA</u>	<u>608 Cypress Hill Dr.</u>
<u>Alfred Gamble</u>	<u>617 Cypress Hill Dr.</u>
<u>Cynda Gamble</u>	<u>617 Cypress Hill Dr</u>
<u>Rheanna Cummings</u>	<u>617 Cypress Hill Dr.</u>
<u>Amy Hampton</u>	<u>616 Cypress Hill Drive</u>
<u>Jan Jones</u>	<u>521 Cypress Hill</u>
<u>Melissa Jones</u>	<u>521 Cypress Hill Dr</u>
<u>Monica Hullory</u>	<u>513 Cypress Hill Dr</u>
<u>Jenni McCarthy</u>	<u>509 Cypress Hill Dr.</u>
<u>Alicia Josey</u>	<u>3501 Rolling Hills Dr.</u>
<u>Jeremy Josey</u>	<u>3501 Rolling Hills Dr.</u>



Name: Karnie Penney  
Virginia Tubwell

Address: 609 Cypress Hill Dr.  
McKinney TX 75071

416  
460  
405

Jeanie Penney

P.O. Box 3452  
McKinney TX 75071

Arlene Chapman

432 Cypress Hill Drive  
McKinney TX 75071

D. Schubert

500 Cypress Hill Dr. McKinney TX

Carol Purton

504 Cypress Hill Dr. McKinney TX

Christy Brazle

428 Cypress Hill McKinney TX

Eugene Brazle

428 Cypress Hill McKinney TX 75071  
Christy irtx@yahoo.com

Bob Brazle

420 Cypress Hill McKinney

Rich Spurt

420 Cypress Hill McKinney

Marcella Johnson

412 Cypress Hill Dr. McKinney TX 75071

Gabe Johnson

412 Cypress Hill Dr. McKinney TX 75071

Lorraine Bente

401 Cypress Hill Dr. McKinney TX 75071

Frank Bente

401 Cypress Hill Dr. McKinney TX 75071

Steve Hughes

405 Cypress Hill Dr. McKinney TX 75071

Annmarie Gou

404 Cypress Hill Dr. 75071

Sherry Ann Gou

404 Cypress Hill Dr. 75071

J. H. Fish

409 Cypress Hill Dr. 75071

Marjorie Fisher

409 Cypress Hill Dr. 75071

Alvin

413 Cypress Hill Dr. 75071

Jean P. Kersley

413 Cypress Hill Dr. 75071

John F. AC

417 Cypress Hill Dr. 75071

Angie

417 Cypress Hill 75071

Joe Brown

3013 Rolling Hills Dr 75071

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NOW, THEREFORE BE IT RESOLVED THAT the Residents of  
TRINITY HEIGHTS HOMEOWNERS Association by signature(s) affixed  
below indicate the full support of the Association for the development of  
the Woodcreek Estates development.

TRINITY HIEGHTS RESIDENTS

Name:

Address:

Gettia Martin

600 Twin Knoll Dr; McKinney TX 75071

BOBBY WHITE

609 TWIN KNOLL DR. MCKINNEY TX 75011

MARLUS BOWER

613 TWIN KNOLL DR. MCKINNEY TX 75011

Emily Bower

" "

DeLicia Lewis

617 Twin Knoll Dr. McKinney, TX 75071

ZACH LASSISSI

521 TWIN KNOLL DR

WASILE LASSISSI

521 TWIN KNOLL DR

Stephen Honey

58 Twin Knoll Dr

S. P.

509 Twin Knoll Dr

Julius Proctor

509 Twin Knoll Dr

NATHANIEL HERS

600 TWIN KNOLL DR McKinney TX  
75011



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TRINITY HIEGHTS RESIDENTS

Name:	Address:
<u>Kimberly A Martin</u>	<u>3520 Trinity View Dr</u> <u>McKINNEY TX</u>
<u>Alice Wakeley</u>	<u>3516 Trinity View Dr, McKinney TX 75071</u>
<u>Tom T. Kelly</u>	<u>3508 Trinity View Dr</u>
<u>Donald M Wells</u>	<u>3400 Trinity View Dr</u>
<u>Angela Thompson</u>	<u>3512 Trinity View Dr</u>
<u>Steph in Alvin</u>	<u>360 Trinity View Dr</u>
<u>John M. Smith</u>	<u>3520 Trinity View Dr.</u>
<u>Thomas M. Keith</u>	<u>3616 Trinity View Dr, 75071</u>
<u>Sandra Williams</u>	<u>3600 Trinity View 75071</u>
<u>Robert Green</u>	<u>3416 Trinity View</u>
<u>William Turner</u>	<u>3416 Trinity View Dr</u>

Name:

~~Philip Marshall~~

~~Ronald Marshall~~

~~John H.~~

~~Donald S. O.~~

~~[scribble]~~

~~[scribble]~~

~~[scribble]~~

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~~[scribble]~~

~~[scribble]~~

~~[scribble]~~

~~[scribble]~~

~~[scribble]~~

~~[scribble]~~

~~[scribble]~~

Address:

~~3416 Trinity View Dr~~

~~3416 Trinity View Dr~~

~~3412 Trinity View Dr.~~

~~3404 Trinity View Dr~~

~~3612 Trinity View Dr~~

~~617 Crystal Falls Dr.~~

~~[scribble]~~

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TRINITY HIEGHTS RESIDENTS

Name:

Address:

Brooke Pompa

421 Cypress Hill Dr.

[Signature]

421 Cypress Hill Dr.

[Signature]

425 Cypress Hill Dr

Jeremiah Anishew

425 Cypress Hill Dr

David Guillory

513 Cypress Hill Dr

[Signature]

508 Cypress Hill Dr.

[Signature]

516 Cypress Hill Dr

[Signature]

600 Cypress Hill Dr -

[Signature]

604 Cypress Hill Drive

[Signature]

605 Cypress Hill Dr

NICK LEINWEBER

3613 ROLLING HILLS DR

Name:

Address:

Laurie Padua

3609 Rolling Hills Dr.

Janita Canacho

3605 Rolling Hills Dr

Maria E. Cantiveros

504 Crystal Falls Dr.

Tony Cantiveros

504 Crystal Falls Dr

[Blank lined area for names]

[Blank lined area for addresses]

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Name:	Address:
<u>Adra J...</u>	<u>409 TWIN KNOLL</u>
<u>Anna K...</u>	<u>413 TWIN KNOLL DR</u>
<u>Beth Portefill</u>	<u>412 TWIN KNOLL DR</u>
<u>Jacquelyn Mills</u>	<u>421 TWIN KNOLL DR</u>
<u>K...</u>	<u>421 TWIN KNOLL DR</u>
<u>Lodging Manager</u>	<u>421 TWIN KNOLL DR</u>
<u>Rose Patterson</u>	<u>505 TWIN KNOLL DR</u>
_____	_____
_____	_____
_____	_____
_____	_____



