

**David Soto**

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**From:** Mary Ann Hebert  
**Sent:** Friday, November 8, 2019 7:05 AM  
**To:** David Soto  
**Subject:** Storybrook

Good Morning,

This email is intended to address the zoning for this area. While, housing is necessary. i ask that you consider the number of apartments currently surrounding our homes. Obviously our homes are our biggest investment and ask that you consider other options

Thank you  
Mary Ann Hebert

Sent from my iPhone

**David Soto**

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**From:** Steven Schiffer  
**Sent:** Friday, November 8, 2019 7:45 AM  
**To:** David Soto  
**Subject:** Storybook ranch rezoning concerns

Hi David, I heard you were the person representing the zoning change request for Storybook ranch (off of Custer) rezoning from ag to pd. I live at 3600 Cascades Dr, and feel that allowing the zoning change to go through for multifamily apartments would be a waste of prime land that could be used for a corporate campus. Another apartment complex doesn't really invest into the long term future of West McKinney, where a campus potentially would (people, area, and schools).

Further I worry about the attainability of the targeted demographic for tenants (35-45 business professionals according to the developers), this group of people are usually drawn to extremely close proximity of jobs, food, and retail in a walkable manner. This area really doesn't support that model, it's geared towards families and business professionals who want to purchase a home and invest in the surrounding community. Hopefully this type of investment will lead to more of the amenities that a transient business professional (and others) would want, but building living accommodations before building the supporting businesses just doesn't seem like a sustainable model.

Just wanted to let you know some of my concerns.

Have a great week!

Regards,  
Steven Schiffer

**David Soto**

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**From:** Raquel Montano  
**Sent:** Friday, November 8, 2019 9:05 AM  
**To:** David Soto  
**Subject:** Do not support Rezoning of Story Brook

As a resident of Craig ranch we do not support the rezoning of Story brook for yet another apartment complex.

Raquel Montano

**David Soto**

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**From:** Rebecca Rogers  
**Sent:** Friday, November 8, 2019 9:31 AM  
**To:** David Soto  
**Subject:** Storybook Ranch Zoning Change Opposition

Good morning David,  
Thanks so much for taking the time to talk to me this morning. I am writing to voice our families opposition to the proposed zoning change of Storybook Ranch from Ag to Multi-family housing. As you know, Custer Road has been bombarded with new apartment complexes in the past few years. We have felt the effects that come with all these new apartments, ie., overcrowding, increased traffic, increased crime, devaluing of existing homes in the area and increased demands on local police and fire departments.

Part of the reason we purchased our home in The Cascades was because of how quiet and private it was backing up to Storybook Ranch. We never imagined that it would be possible to make such a huge zoning jump from Agriculture to Multi-family housing. We have all made huge investments in our homes. Building a 3-story apartment complex that will back up to our neighborhood would certainly devalue our investments. The city has a responsibility to the residents of our neighborhood to protect our property values, community and safety.

Thanks,  
Ron & Rebecca Rogers

**David Soto**

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**From:** Teresa Hill  
**Sent:** Friday, November 8, 2019 9:32 AM  
**To:** David Soto  
**Subject:** rezoning of storybrooks farm area

Hello,

My name is Teresa Hill and I live in Aspendale. We have lived in McKinney for 14 years and watched it grow. I have become very concerned with the changes over the past several years and the rapid increase in multifamily housing units. I am very much opposed to the rezoning of the Storybrook farm area to multifamily housing. We are already having traffic issues on Custer, but we are also seeing an increased burden on our school systems, this will lower property values and likely increase crime.

This rezoning is being rushed with not enough notice or concern for the community.

Thank you,  
Teresa Hill

*Teresa Hill RN, MSN, OCN, ANP-BC*

<http://mymollymiracle.blogspot.com/>

I can do all things through Christ who gives me strength.  
- Philippians 4:13

**David Soto**

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**From:** Renate Hodkowski  
**Sent:** Friday, November 8, 2019 10:51 AM  
**To:** David Soto  
**Subject:** Storybook Ranch apartments

Dear Mr. Soto,

I am a home owner in the Cascades neighborhood that borders Storybook Ranch. I am very concerned about the proposed apartment project and writing to voice my opposition to change the zoning from Ag to Multi-family housing.

I have read the proposal and the talking points that the developer provided to neighboring residents. I am concerned about the amount of traffic that the project will add to Custer, and especially to Stonebridge Ranch drive, which is already a crowded area (even if not at full capacity). I am also concerned about the height of the buildings and how that will affect residents of my neighborhood. We don't want to be looked in on and desire to maintain privacy.

I also believe that more apartments are NOT the direction McKinney should be moving. We have many new apartment projects that offer choices for renters along this corridor. We do not need more! These renters add little in the way of taxes but provide a drain on resources, especially adding to the already crowded and fast-growing FISD, and increasing demands on police and fire departments.

I understand the need for tax revenue, and I encourage the leaders of McKinney to support office buildings, which are generally used during the working day and will leave the neighborhood with privacy at night and on the weekends. If residential housing is truly needed, please consider single family housing or townhomes. Having occupants with an ownership interest will maintain the hometown feel of McKinney, with less transient occupancy. This is the reason people moved to McKinney, not to see MORE massive apartment complexes take over the open spaces! We have all invested a lot in our homes and the government of McKinney has a responsibility to protect those property values and to the community feel and safety of our city.

I appreciate your time and consideration.

Regards,  
Renate Hodkowski

**David Soto**

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**From:** Bill Short  
**Sent:** Friday, November 8, 2019 11:21 AM  
**To:** David Soto  
**Subject:** opposition to the proposed zoning change

Greetings David,

I am writing to voice opposition to the proposed zoning change of Storybook Ranch from Ag to Multi-family housing. As you know, Custer Road and south McKinney has been inundated with new apartment complexes in the past few years. We have felt the effects that come with all these new apartments, i.e., overcrowding, increased traffic, increased crime, negative impact on school ratings (see Elliott elementary from A to a C rating), devaluing of existing homes in the area and increased demands on local police and fire departments and schools.

Our family moved last year & the reason we purchased our home in The Cascades was because of how quiet and private it was backing up to Storybook Ranch. We moved from over near Brookstone in part due to the over building of apartments in that area and the huge impact it had on what **was** a great family centered area. There is no real need to add more multi-family units to southern McKinney. Apartments belong in areas that can support the volume of traffic they produce. Areas along 380 and 75 are where they belong and will have little to no impact on residential homes and homes values.

We have all made huge investments in our homes. Building a 3-story apartment complex that will back up to our neighborhood would certainly devalue our investments.

The city has a responsibility to the residents of our neighborhood to protect our property values, community and safety.

We are counting on you and the city zoning to deny rezoning to multi-family.

Thank you for your attention to this important matter.

Bill Short



**David Soto**

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**From:** Jennifer Cain ·  
**Sent:** Friday, November 8, 2019 11:35 AM  
**To:** David Soto  
**Subject:** rezoning of Storybook Ranch

Hi David,

I hear you are the one I should be emailing regarding the potential rezoning of Storybook Ranch. Thank you very much for fielding these emails for us!

I live in the Cascades neighborhood on Turtleback Court. Storybook Ranch is directly behind the end of our block.

I 100% oppose the potential rezoning of Storybook Ranch from agriculture to multifamily dwellings. While I understand that this property might not be zoned for agriculture forever, I think to even consider multifamily housing there is a huge mistake.

We moved to McKinney 10 years ago from out of state. We chose McKinney because the landscape was beautiful, with more mature trees. It didn't feel flat and barren like much of Frisco. We also knew our school district, which is Frisco ISD, was excellent. I believe the same can be said for McKinney ISD. McKinney just felt like home.

While we knew we wouldn't have cows in fields forever, I can say I'm truly shocked at the turn McKinney has taken in the last 5 years in terms of development. I have watched one apartment building after another go up along Custer Road. I don't know who is approving these developments, but I can't help but question their intentions, their judgement and their commitment to keeping McKinney one of the "top cities" in the country. By allowing so many apartment buildings, the City of McKinney is creating not only an eyesore, but more importantly, it's creating a transient community.

First and foremost, as a homeowner, this really upsets me. This affects my property value, which is my family's biggest investment. It effects traffic. And it effects our schools. Among countless other things.

So I would ask the city of McKinney to deny the rezoning request for Storybook Ranch.

I would also implore the city planners and City of McKinney to THOUGHTFULLY consider what is built on the remaining open space we have. Those decisions have a profound impact on our city as a whole. McKinney is a great city, but I'm afraid that a series of bad decisions could change that forever.

Thank you for your time,

Jennifer Cain  
8301 Turtleback Court



**David Soto**

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**From:** Tricia Walker  
**Sent:** Friday, November 8, 2019 5:10 PM  
**To:** David Soto  
**Subject:** Proposed apartments at Storybook ranch

Mr. Soto,

I live in Craig Ranch here in mckinney and wanted to email to share some concern about the apartments being put in behind our neighborhood. I am concerned about the overcrowding of our schools that already occurs and the proximity of the apartments to our homes. Honestly if there is another option it would be preferable to explore that. Please reconsider.

Sent from my iPhone

**David Soto**

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**From:** Luofeng Ma [redacted]  
**Sent:** Saturday, November 9, 2019 11:36 AM  
**To:** David Soto  
**Subject:** RE: STORYBOOK RANCH APARTMENT ZONING

Mr. Soto,

I am Luofeng Ma and resident in 8604 Escalante TRL. Mckinney TX 75070.

I oppose the storybook ranch apartment zoning.

I believe our community already has enough apartments. Building too many apartment will have negative effects on security, school rating, and house value.

Thank you for your consideration.

Best Regard  
Luofeng Ma

**David Soto**

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**From:** Whitney Dittman [redacted]  
**Sent:** Saturday, November 9, 2019 1:13 PM  
**To:** David Soto  
**Cc:**  
**Subject:** Concerned Resident

Hi David,

My family and I purchased our first home in The Tour at Craig Ranch in April 2018. We anticipated living here for the next foreseeable future as we started a family. We also had dreams of opening a private speech therapy clinic somewhere in Craig Ranch. However, the area is looking less and less like the place we envisioned to raise a child or start a small business due to the abundance of apartments that are being built in the area.

Our main concern is the traffic that will inevitably come from building more apartments in the area, especially the Storybook Ranch apartments on Custer. There are so many apartments being built in Craig Ranch already, and traffic on Custer is becoming increasingly congested. There is frequently a buildup of traffic that causes us to wait through a few cycles at the lights before we can go. The potential site for Storybook Ranch are not within walking distance to much of anything, meaning all these residents will most likely be driving to get anything done.

We enjoy taking our dog on long walks on the sidewalk down Custer, and we are concerned that an increase in apartment buildings will cause us to lose our sidewalks, as they will have to widen the road to accommodate the residents of these new apartments.

When we were first married, we rented apartments in other towns. We understand that you get what you pay for, and that the lowest income allowed at an apartment complex will drive what kind of crime, drug use, and irresponsibility that occurs at those complexes. What is the lowest income allowed at Storybook Ranch apartments?

If the city continues to build more apartments, my husband and I will be moving to another area that is less likely to build multi-family housing and more prone to build professional spaces that bring in transient traffic, local jobs, and reputability to the area.

Thank you for your time and consideration,

Clay and Whitney Dittman

**David Soto**

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**From:** MEREDITH  
**Sent:** Saturday, November 9, 2019 2:49 PM  
**To:** David Soto  
**Subject:** Storybook Ranch

Hi David, I am writing to voice our families opposition to the proposed zoning change of Storybook Ranch from Ag to Multi-family housing. As you know, Custer Road has been bombarded with new apartment complexes in the past few years. We have felt the effects that come with all these new apartments, ie., overcrowding, increased traffic, increased crime, devaluing of existing homes in the area and increased demands on local police and fire departments.

A large factor in deciding to purchase our home in The Cascades two years ago when we moved from Southern California, was because of how quiet and private it was backing up to Storybook Ranch, along with other open land in the immediate area. We have been saddened and disheartened to see all of this open land being developed. We never imagined that it would be possible for Storybook Ranch to make such a huge zoning jump from Agriculture to Multi-family housing. We have all made huge investments in our homes. Building a 3-story apartment complex that will back up to our neighborhood would certainly devalue our investments. The city has a responsibility to the residents of our neighborhood to protect our property values, community and safety. I am particularly concerned about safety and the transient nature apartments bring.

I'm happy to discuss further if needed.

Meredith Gonzalez

Sent from my iPhone

**David Soto**

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**From:** Patti Dixon  
**Sent:** Monday, November 11, 2019 7:15 PM  
**To:** David Soto  
**Subject:** Storybook Ranch

I was very sad to hear more apartments are being proposed for the Storybook Ranch property. There are already too many apartments in the area and many more are being built as we speak. We don't need them. I'm sure there are other things that can be built if something needs to be built there.

Sent from my iPhone



**Stonebridge Ranch  
Community Association, Inc.**

6201 Virginia Parkway  
McKinney, Texas 75071  
Office (214) 733-5800  
Fax (214) 778-0595

January 24, 2020

City of McKinney  
Planning Department  
221 N. Tennessee St.  
McKinney, TX 75069

RE: P&Z Item 19-0072Z Storybook Ranch Multi-Family Rezone

Dear Planning and Zoning Committee Members,

This letter shall serve to describe the position of Stonebridge Ranch Community Association, Inc. (SRCA) concerning the proposed rezoning of the Storybook Ranch property (Item 19-0072Z) as presented by the July 17, 2019 letter of intent from Mr. Robert H. Roeder (Abernathy Roeder Boyd Hullett) on behalf of the owners: River Ranch Educational Charities, Tyler Elizabeth Mayer Trust and Clark Perry Mayer Trust.

The Stonebridge Ranch Community Association, Inc. opposes the requested zoning change.

These projects will bring additional traffic and noise to the area. It will disturb the neighborhoods of single-family homes to the East of the property. The proximity to these homes and to one of the main entrances to SRCA is not acceptable nor in keeping with the goals of this master planned community. Appropriate zoning protects SRCA as a part of the hometown feel of McKinney.

Sincerely,

Jon Dell'Antonia

Board President

Stonebridge Ranch Community Association, Inc.