

From: Carrie Sheppard
Sent: Saturday, June 27, 2020 7:14 PM
To: Kaitlin Gibbon <kgibbon@mckinneytexas.org>
Subject: case # 2020-0006Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Gibbon,

I am writing to oppose rezoning Hardin & Virginia for apartments. Whenever apartments come into an area, schools usually become overcrowded. I know that Cockrill Middle School already has students in portable buildings. Also, the traffic on Virginia & Hardin is already too overloaded as it is, adding multiple family housing would create even more of a problem.

Thank you,

Carrie Sheppard

From: G R Mortenson

Sent: Thursday, July 2, 2020 12:33 PM

To: Kaitlin Gibbon <kgibbon@mckinneytexas.org>

Subject: Zoning Case # 2020-0006Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Gibbon,

Thank you for taking the time to speak with me by telephone the other day and for sending some up-to-date case documents as well.

I am writing to you now to express, as a citizen of McKinney and a nearby residential homeowner, opposition to this zoning change request and hope that you will include this message in your packet to the McKinney P&Z Commission. I understand that this matter is scheduled for the P&Z meeting to be held July 14.

My opposition to this request is based upon the following concerns:

- The subject property is already zoned for commercial use, which opens many other potential property development uses other than the requested apartment complex.
 - o It is not up to the City to divine now whether, as the applicant argues, the existing commercial zoning would someday somehow result in "oversaturation" of commercial uses in the immediate area, or not.
- A multi-story, multi-family housing zoning would be very inconsistent with other residential property use nearby, which are all single-family uses, either detached or townhomes.
 - o (The applicant specifically & readily admits in its own Letter of Intent of June 8, 2020, that " ... there are no other multi-family developments within the immediately surrounding area.")
- The multi-story aspect of this zoning change is also worrisome to other nearby property owners, as it would expose their properties to view from 2nd, 3rd and 4th story apartments.
- The density of the proposed use is also a major concern. A multi-story, multi-family apartment development would significantly and unnecessarily increase traffic density on both Virginia Ave and Hardin Blvd., as well as further burden public safety in the area as well as other public services such as parks and local schools.

- Rezoning of the subject property would set a negative precedent that would affect existing property values in the area and perhaps encourage further requests for apartment development on other vacant land nearby. There are other areas of the City already partially developed with this type of apartment complex that would be more much suitable than the subject propetry.

Once again, please forward this message to the P&Z Commission so its members are aware of this opposition and these specific concerns to the rezoning approval.

Thank you,

G R Mortenson

2804 Albany Dr

McKinney

P.S. Please acknowledge good receipt of this message at your end by return email.

From: I Am Just One Mom

Sent: Thursday, July 2, 2020 5:20 PM

To: Kaitlin Gibbon <kgibbon@mckinneytexas.org>

Subject: Opposition Letter for case 20-0006Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to express my opposition to the rezoning request for a multistory apartment complex at the corner of Virginia and Hardin, case # 20-0006Z.

This parcel is currently zoned C2, which is appropriate consumer use for an already busy intersection. To add hundreds of residential cars at that corner is ill thought out.

To have a multi-story apartment complex in the center of single family subdivisions and one small senior townhome development is a certain way to reduce all of our property values, burden already full schools, and eliminate the idyllic natural privacy for neighboring homes.

I am grateful P&Z recognizes this is not an appropriate land use and has issued a do NOT recommend to the city council.

Do NOT grant this rezoning.

Thank you,

Karen Sowards

625 Sorrell Rd, McK 75072

From: Paul Sowards

Sent: Thursday, July 2, 2020 5:21 PM

To: Kaitlin Gibbon <kgibbon@mckinneytexas.org>

Subject: Zoning Case #20-0006Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to express my opposition to the proposed zoning change for the property on Virginia just east of Hardin. The current zoning of C2 is appropriate in light of the surrounding neighborhoods. Multi-level apartments will create traffic and school issues. I understand Planning and Zoning has recommended against the proposed change.

Paul Sowards

625 Sorrell Road

McKinney, Texas 75072

From: Michael Harrison

Sent: Thursday, July 2, 2020 9:46 PM

To: Kaitlin Gibbon <kgibbon@mckinneytexas.org>

Cc: Ryan Pratt; Ray Couey; Frederick Frazier

Subject: Virginia and Hardin 20-0006Z rezone request - NO

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening, I live just south of the intersection that is requesting a rezoning to a multifamily build. I wish to be clear that I am heavily opposed to the rezoning, and I wish my voice to be accounted for. I just want to take a moment and state my top 2 reasons.

I work closely with the multifamily industry, and they are expecting a heavy default on rental payments within months due to covid, and could cause a glut of availability down the road. On the other hand, single family houses are in EXTREME high demand, and could easily increase the value of the area, and win approval by the surrounding developments. Multifamily is just a greedy development money grab to maximize dollar per sq, let's develop this for the residences of McKinney, for the long term value.

Second, given that schools will be adjusting to smaller classroom sizes, over the next couple of years districts will be bringing students back in a totally different setting. With this in mind, we need to be very careful of increasing school needs past capacity by approving a multifamily rezone under the current covid virus conditions, and irresponsibly causing an unnecessary issue by quickly moving an approval.

Given that covid has wreaked havoc economically and socially, let's build McKinney for solid growth and a great family atmosphere with planning that includes the residences surrounding the area and give this a NO.

Thank you, and please contact me with any questions.

Michael Harrison

317 Turtle Creek, McKinney, Texas

From: Jeannie Morrison

Sent: Friday, July 3, 2020 11:21 AM

To: Kaitlin Gibbon <kgibbon@mckinneytexas.org>

Cc: Jeannie Morrison; Tony Hernandez

Subject: case is 20-0006Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi! My name is Jeannie Morrison and I am a resident in the Sorrellwood Park neighborhood. My husband and I moved here from Plano to get away from all the concrete and crowding. I feel McKinney is unique in that they are not following the herd of their neighbors. We (McKinney) are unique! We are individuals and care about our citizens and what is best for them and listen to what they want. Building in this neighborhood we were told "promised" that the areas around us were going to be what was in writing. That is now being challenged as a false promise if this case is changed from C2 to a multistory apartment complex. We are AGAINST this change to our community.

As an educator I know first hand what an influx of students can do on the education system and schools. The classes will be overcrowded and we all know that with overcrowded classrooms less learning will happen and behavior issues grow. I do not want my children's class size to continue to grow and their education to take the brunt of the need for more apartments.

We need to keep that development a C2! No multi family living! Keep it how we were told it was going to be when we built our home. I don't want to feel that McKinney reels in families with false promises and then changes it's mind once we are here. We vote NO to change to multi family living and vote YES to C2!

Do NOT Plano and Frisco MY McKinney!!

Sincerely,

Jeannie Morrison and Tony Hernandez

2905 Mountain Creek Dr. McKinney

From: Mizan Rahman

Sent: Friday, July 3, 2020 12:23 PM

To: Kaitlin Gibbon <kgibbon@mckinneytexas.org>

Cc: Rupa Nilima

Subject: Case# 20-0006Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I am a resident in the Sorrellwood Park neighborhood. I feel McKinney is unique in that they are not following the herd of their neighbors. We (McKinney) are unique! We are individuals and care about our citizens and what is best for them and listen to what they want. Building in this neighborhood we were told "promised" that the areas around us were going to be what was in writing. That is now being challenged as a false promise if this case is changed from C2 to a multistory apartment complex. We are AGAINST this change to our community.

I know what an influx of students can do on the education system and schools. The classes will be overcrowded and we all know that with overcrowded classrooms less learning will happen and behavior issues grow. I do not want my children's class size to continue to grow and their education to take the brunt of the need for more apartments.

We need to keep that development a C2! No multi family living! Keep it how we were told it was going to be when we built our home. I don't want to feel that McKinney reels in families with false promises and then changes it's mind once we are here. We vote NO to change to multi family living and vote YES to C2!

Do NOT Plano and Frisco MY McKinney!!

Sincerely,

Mizan Rahman & Nilima Rahman

616 Sorrell Rd. McKinney

From: V KR

Sent: Tuesday, July 7, 2020 12:15 PM

To: Kaitlin Gibbon <kgibbon@mckinneytexas.org>

Cc: Bill Cox

Subject: Virginia and Hardin 20-0006Z rezone request - NO

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I live close to this intersection of Hardin and Virginia and would like to express my strong opposition to the rezoning request.

McKinney has a surplus of multifamily homes and we certainly do not need one more. Our resources are already drained. Our schools are short on school teachers and the number of students are steadily increasing. The roads are always crowded, even after the expansion of Virginia parkway the traffic is ridiculous, 380 is even worse!

In conclusion a multifamily development isn't in the best interest of the city or the residents and isn't sustainable given the current environment.

Sincerely,

Vishal Ramchand

2901 Sorrell Cir, McKinney, TX 75070

From: Pat O'Riley

Sent: Monday, July 6, 2020 12:27 PM

To: Kaitlin Gibbon <kgibbon@mckinneytexas.org>

Subject: Zoning Request 20-0006Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Planning & Zoning Commission,

In regards to case 20-0006z rezoning property south of Virginia and east of Hardin I am opposed to this change. There are enough multiple family residents in close proximity to this location. One complex under construction at Rockhill & Jordan. Another development was just approved for Rockhill & Jordan east of current construction. Additionally I'm sure this development would not add to McKinney's inventory of affordable housing. Another concern is the amount of flood plane to be reclaimed. If a large amount is reclaimed I would think this will increase flooding on Wilson Creek down stream at Town Lake and up stream at Bonnie Wenk park.

Personally I think a town home development like Sorrelwoods Terrace, located south of proposed property, would be a good development for the area.

Thank you for your consideration,

Ronald O'Riley

2525 Slalom Dr. McKinney