

Samantha Pickett

Subject: FW: Building material standards

From: Kathy Markoff

Sent: Tuesday, October 21, 2014 10:17 AM

To: Michael Quint

Subject: Building material standards

I am hearing that a proposal to lower building standards is being considered. My question is why would we do that? We need to continue to have high standards for our city unless we want to go from being the best city to the least favorable city. I am already hearing people are leaving McKinney because of the building of apts on McKinney Ranch Road and all that will bring to our community. If this passes it just may be time for us to leave also.

That said the Planning & Zoning should uphold McKinney's high external building material standards, not lower them.

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Kathleen markoff
2909 Cheverny Drive
McKinney YX 75024

Samantha Pickett

Subject: FW: M1 & M2 exemption- please do not allow

From: Keli Jo Whaling

Sent: Tuesday, October 21, 2014 10:37 AM

To: Michael Quint

Cc: William Whaling

Subject: M1 & M2 exemption- please do not allow

Hi Michael

The Planning and Zoning commission in McKinney should uphold our high standards in terms of building material and NOT allow M1 and M2 the exemption they are seeking to lower the quality of the materials. This is just NOT acceptable. Please help keep McKinney a top tier city it has been recognized for.

I am a concerned McKinney resident and please take my opinion into consideration.

Kind regards,
Keli Whaling

Samantha Pickett

Subject: FW: Millineum 1 & 2 project

From: Sharon

Sent: Thursday, October 23, 2014 12:59 PM

To: Michael Quint

Subject: Millineum 1 & 2 project

It has come to my attention that me Sanchez again has requested to change the rules regarding building materials used on these projects. I would like to voice my concern. I just bought a house in Mckinney a few months ago. I based my decision on the fine upstanding town that Mckinney has become. Is there any way that as a citizen we can keep the standards up on the same quality as the past? I feel that Mr Sanchez is bringing that quality down.

Sent from my iPhone

Samantha Pickett

Subject: FW: M1-say no to the meritorious exemption

From: Bridgette
Sent: Wednesday, October 22, 2014 12:30 PM
To: Michael Quint
Cc: Samantha Pickett
Subject: M1-say no to the meritorious exemption

Mr. Quint,
Sanchez and Assoc. has a history of asking for deviations from McKinney standards that are then used to set a precedent for lowering the standards of other developments. They first asked for a 70% reduction in covered parking IN EXCHANGE for "architectural and site enhancements" to the Barcelona on the corner of Silverado and McKinney Ranch.

Even though local citizens submitted a petition with over 148 signatures (see <https://www.change.org/p/mckinney-city-council-vote-no-on-case-12-114z>) in opposition to the parking reduction for the Barcelona, P & Z and City Council gave it to them anyway.

This same 70% reduction in covered parking IN EXCHANGE for "architectural and site enhancements" has since been asked for by Sanchez and Assoc. and allowed to be applied to the M1 and M2.

Now, Sanchez and Assoc. has asked that their original agreement with the city be voided; they are asking for a meritorious exemption to McKinney's architectural standards so they can use hardi board on wide areas of their M1 buildings (in amounts ranging from 14-46%). We know if they're allowed to have this exemption for the M1, the allowance will then be used to set the stage for the same exemptions to be applied to the M2 and maybe even the Barcelona, if it is ever built. This deviation from McKinney standards may eventually be used for the entire REC in the future.

What does McKinney have multifamily architectural standards for if they can so easily be tossed aside? Why does McKinney have any standards if one special deal with a developer can be turned into a new defacto multifamily standard of drastically reduced covered parking requirements and lower quality building materials like hardi board can be used to cover 40% or more of exterior surfaces?

Single family residents are concerned about the excess of apartments in such a small area of McKinney (the M1, Soho, Aspire, and future Barcelona). Residents are even more concerned that allowing a much lower quality of materials to make these apartments is going to cause an overall lowering of the valuation of the apartments, businesses, and houses in our area 5, 10, or 20 or more years down the road.

There is also the fact that the M1 is going to be a low-income apartment complex that is required to be low-income for 30+ years. When Groundfloor sells the property in 10-15 years, the new owners will most likely be applying for either 9% or 4% tax credits to refurbish the property (this has been done with the Lakes of Eldorado recently). The city of McKinney needs to have an eye on the long term with this property and its effect on surrounding apartment buildings, businesses, and single-family houses. Long after Sanchez and Assoc. and Groundfloor are done with the property, it will still be our city's concern.

If we require McKinney's high building standards to be applied to the M1, it will have a positive effect the M1 and on the surrounding areas. Please, do not allow lower standards and lower quality to become the norm in our area of McKinney--vote NO on the meritorious exemption.

Thank you,

--
Bridgette Wallis

Samantha Pickett

Subject: FW: Meritorious Exemption for the M1

From: James Brewton

Sent: Tuesday, October 21, 2014 1:31 PM

To: Michael Quint

Subject: Meritorious Exemption for the M1

Good Afternoon,

As residents of South McKinney, we oppose this exemption. Planning & Zoning should uphold McKinney's high external building material standards for **ALL** of McKinney, **no variations**. There is no valid reason to allow lower quality buildings to be erected, especially if the goal of having these apartments is to integrate lower income families into more affluent neighborhoods. They should have the right to the same quality housing as the neighborhoods around them.

Please do not allow this to happen. The City of McKinney deserves better.

Regards,

Jim and Becky Brewton