

Terri Ramey

From: Barbra Moore [REDACTED]
Sent: Tuesday, August 28, 2012 3:44 PM
To: Brian Loughmiller; David Brooks; Don Day; GERALYN KEVER; Ray Ricchi; Travis Ussery
Cc: Michael Quint; Terri Ramey; gmkever@tx.rr.com
Subject: File Number 11-176Z3 Proposed Zoning Change for Out Of Space Storage

To Whom It May Concern,

We are Matt and Barbra Moore and have lived in the Franklin Heights neighborhood for the last seven, almost eight years and we absolutely love it. We chose the Franklin Heights neighborhood because the homes here were reasonably priced and the perfect size for couples buying their first homes and starting a family. When you add in the proximity of McNeil Elementary School, the rural/suburban environment and the lack of commercial development, you end up with one of the best neighborhoods in McKinney in which to start a family.

We had high hopes for our investment, knowing that other young families would find the neighborhood as attractive as we did, and that when the time came for us to sell our home and purchase a larger one, we would be able to do so with ease. With that in mind, we've taken great care of our home and we've made several improvements over the years in order to increase its resale value. Unfortunately, the economy hasn't allowed our investment to grow as it should have and we've recently learned about a zoning change request that we believe will further diminish the value of our home, not to mention the neighborhood itself, and it's about this request that we are writing to you today.

The proposed site of the Out Of Space Storage Unit development is directly across from McNeil Elementary and behind our Franklin Heights neighborhood. Allowing this change in the zoning would fundamentally transform our neighborhood by allowing the introduction of a commercial enterprise into our residential neighborhood and it is most unwelcome. Had this commercial element been here when we were initially considering our purchase, it would have had a profound impact on our decision and certainly on our perceived value of the home.

In addition to the impact that this commercial element will have on our property values, we believe that it will have an even deeper impact on the safety of the children in our community because the storage development is directly across from McNeil Elementary School and could provide a prime location for child predators to watch and wait for an opportunity. I have hope in all mankind, but I am also a realist.

I, Barbra, spoke at length with Joe Feagin about his proposed development and from our conversation it's clear to me that he's considered the location's ability to support his development without any serious regard to the impact that it would have on the safety of the children at McNeil Elementary or on the property values adjacent to and near his facility. We appreciate his offer of a green belt and a discount at his facility for the residents of our neighborhood but to be frank, these concessions will do nothing to prevent the loss of property value nor enhance the safety of our children.

We urge you to reject this request to change the zoning of the property in question as it will certainly harm an already struggling neighborhood. Reject this application and help us protect our children and the value of our homes!

Sincerely,
Barbra & Matthew Moore

Terri Ramey

From: Sue Ellen Stokes [REDACTED]
Sent: Tuesday, August 28, 2012 10:45 AM
To: Michael Quint
Cc: Terri Ramey

Dear Mr. Quint:

I have recently been made aware of a proposed zoning change to a parcel of land between McKinney Ranch Parkway, Aspen Drive and Hardin Boulevard. The zoning change would facilitate the building of a self storage warehouse. I live in the Vista of Eldorado neighborhood near this site. This land is also next door to Arthur H. McNeil Elementary school.

I want to voice my opposition to this self storage warehouse being built on this site. This business would negatively impact our already sinking property values and the perception of our neighborhood. This is a residential neighborhood and the storage facility is not a good fit. I also question the wisdom of choosing a site directly next door to an elementary school to build a storage facility that would cater to a transient customer base. It seems that certain areas of McKinney are favored when choices like these are made. I don't want our lovely neighborhood to be forgotten when it comes to preserving the quality of life and attempting to hang on to the value we have in our homes. This is not the right choice for this particular location.

I understand the need for such a business. I do not understand the reasoning behind choosing to put it in the middle of this neighborhood. We want to protect ourselves and the value of our homes as well as the safety of the children that attend McNeil Elementary. I ask that you do not approve this zoning change and do not recommend the building of a self storage facility on this site. McKinney is a wonderful place to live. We love it here. We would like to continue to love it here. This part of the community should be every bit as important as Stonebridge and Adriatica to the officials of McKinney. We are citizens of your town too. Please do not let this self storage warehouse be built in our neighborhood.

Thank you very much for your time and consideration. I appreciate you listening and look forward to the meeting this evening.

Sincerely,
Sue Ellen Stokes
2708 Jacques Lane
McKinney, Texas 75070
[REDACTED]

Michael Quint

From: Patrick Clay [REDACTED]
Sent: Tuesday, August 28, 2012 11:03 AM
To: Michael Quint
Subject: Re-zoning proposal 11-176Z3 (Mini-warehouse at Hardin/Aspen/McKinney Ranch)

Mr. Quint,

I was only recently made aware of this re-zoning request and the subsequent meeting on it tonight by other residents and friends in the area. I have read all of the material online, including the owner/architect's proposal and the staff recommendation to approve this proposal. Although I don't live next door to the proposed site, I do live fairly nearby in the Vista of Eldorado subdivision. I have lived here since 1997 and my children have attended McNeil Elementary, which lies just across the street from this proposed business.

While I am impressed with the plans and level of detail proposed, the landscaping arrangements, and so forth, I am adamantly opposed to this business being given the requested adjustments to build this particular complex. My reasons are many--concern for property values, items stored in these places, potential increase in criminal activity in them, and the lack of logic in putting such a place next to a residential subdivision and school. There is little or no market for such a place among homeowners, so the obvious market is the large apartment complex further east. However, there are several parcels of land immediately next to the complex that would be better suited for it, away from immediately adjacent to residences. There are several such facilities to the north and west and they are in isolated, non-residential locations. Additionally, the workers in these places do not receive high-wage pay, and I seriously doubt that the total income from these facilities is extremely high either. However, your staff specifically noted that no financial analysis was done, so I do not have access to that information or this person's business plan to make an accurate judgement.

While your technical analysis was performed professionally, I unfortunately see no indication that residents in the entire affected area around this site were consulted on their opinions by either your staff or the architect, merely noting that it might be a good indication to diversify the appearance of businesses in the area to make it more attractive to other businesses. As a long-time resident of this area of McKinney, I am NOT interested in approving the desires of every business that wants to locate near my home. These lots were zoned for a reason. They should NOT be re-zoned because the city might get some unknown amount of revenue from that business. This is still a self-storage site that has no place in this immediate area, no matter how esthetically pleasing the owner says he's going to make it. When the city's tax revenues start decreasing because homes and appraisal values start dropping for homes in the area, perhaps the long-term consequences of this re-zoning will become clear, but since everyone seems to be only interested in their short-term interests, I fear that won't happen.

I hope to be at the meeting this evening to voice my opposition along with my fellow neighbors.

Sincerely,
Patrick Clay
2317 Sherbrooke Lane
McKinney, TX 75070

Michael Quint

From: Jason Gray
Sent: Tuesday, August 28, 2012 1:08 PM
To: Barry Shelton; Michael Quint
Subject: FW: Proposed zoning change

FYI

Thanks,

Jason Gray

City Manager

City of McKinney, Texas

jgray@mckinneytexas.org

972-547-7520

From: Geralyn Kever [redacted]
Sent: Tuesday, August 28, 2012 12:09 PM
To: Jason Gray; Rob Daake
Cc: Robbie.Clark@legacytexas.com
Subject: FW: Proposed zoning change

FYI.

From: Sue Ellen Stokes [mailto:redacted]
Sent: Tuesday, August 28, 2012 10:57 AM
To: gmkever@tx.rr.com
Subject: Proposed zoning change

Mrs Kever:

I am contacting you after recently being made aware of a proposed zoning change to my neighborhood. The proposed change would affect a parcel of land at McKinney Ranch Parkway, Aspen Drive and Hardin Boulevard. The change is being requested to make it possible for a self storage warehouse to be built on the site. The land is mere feet away from Arthur H. McNeil Elementary School. My neighbors and my family are very displeased with the possibility of such a business being built in this location. We believe it would negatively impact our already sinking property values as well as the overall perception of our community. This is such a lovely, quiet neighborhood. We just want to maintain the quality of our lives here.

I also question the wisdom of building a self storage warehouse, which by the nature of the business, would cater to a transient customer base, next door to an elementary school. I truly do not think this particular

business is a good fit for a residential neighborhood. My neighbors and I do plan to attend the meeting this evening. I wanted to reach out to you and make you aware that this was happening. I love everything being an active resident of McKinney. My children love going to school here. We hope to continue too live here and love it for many years.

Thank you very much for your time and listening to my concerns.

Sincerely,
Sue Ellen Stokes
2708 Jacques Lane
McKinney, Texas 75070
[REDACTED]

Michael Quint

From: Jason Gray
Sent: Tuesday, August 28, 2012 1:31 PM
To: Barry Shelton; Michael Quint
Subject: FW: Re-zoning proposal meeting tonight for our area

FYI

Thanks,

Jason Gray

City Manager

City of McKinney, Texas

jgray@mckinneytexas.org

972-547-7520

From: Geralyn Kever [REDACTED]
Sent: Tuesday, August 28, 2012 10:28 AM
To: Jason Gray; Rob Daake
Cc: [REDACTED]
Subject: FW: Re-zoning proposal meeting tonight for our area

FYI.

Geralyn

From: Amy Jeter [mailto:ajeter@mckinneytexas.org] **On Behalf Of** Geralyn Kever
Sent: Tuesday, August 28, 2012 10:01 AM
To: gmkever@tx.rr.com
Subject: FW: Re-zoning proposal meeting tonight for our area

From: Patrick Clay [mailto:[\[REDACTED\]](mailto:[REDACTED])]
Sent: Tuesday, August 28, 2012 9:01 AM
To: Geralyn Kever
Subject: Re-zoning proposal meeting tonight for our area

Ms. Kever,


I regret that it seems I'm only ever contacting you concerning developments in re-zoning in our area, but due to the limited requirements of notification being only a few hundred feet of the affected area, I didn't really find out about this until this weekend. Unfortunately, the re-zoning meeting is tonight.

The link for the information is here:

<http://mckinney.legistar.com/LegislationDetail.aspx?ID=1190805&GUID=77BE8497-2599-4BC2-97A4-6EBAC871AF0C&Options=&Search=>

In summary, the proposal is to build a "mini-warehouse" (self-storage) facility just across the street on Aspen from McNeil Elementary School. The neighborhood immediately adjacent to it appears to be organizing to fight this, but I'm afraid that due to health reasons (I'm undergoing treatment for lung cancer and have limited endurance these days) and limited time, I will have some difficulty in getting the other neighborhoods around McNeil sufficiently alerted to get people there tonight.

The Planning and Zoning Commission wrote an elaborate recommendation to proceed with this project, but this appeared to be based purely on the plans put forth by the architect and the potential impact on the city overall, without considering the impact on property values and the school next to it, regardless of how aesthetically pleasing the design might be. Since the intended market appears to be the large apartment complex further east on McKinney Ranch, I have asked the architect why the facility isn't being built closer to it on one of the many parcels of land nearby that location as opposed to where it is proposed. I realize that this is an uphill battle considering the support of the commission, but thought you might want to be interested in what is being built in your area if you aren't aware of this.

Best regards,
Patrick Clay
2317 Sherbrooke Lane
McKinney, TX 75070


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