

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: RONALD HAUGEN

Sent: Wednesday, July 8, 2020 4:52 PM

To: Contact-Planning <Contact-Planning@mckinneytexas.org>

Subject: Rezone 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 live at 300 Preston Creek Drive, an address that would be adversely affected by the proposed rezoning from "C2" to "PD". I, therefore, wish to express my disapproval for this proposed rezoning change presently under consideration. The area being considered for multi-family development would no doubt result in lower property values for those of us living in such close proximity to this development. We are also greatly concerned that if this area was developed for multi-family housing it would result in a spike in the crime rate for those of us living in the Sorrellwood Park Community. In addition, much of this area is in a flood zone which will result in drainage issues which we feel would create problems for those of us living so close to the area. We were always told that the corner areas where Hardin and Virginia streets intersect would remain zoned for commercial purposes and we want to go on record as wanting the zoning of this area to remain "C2" - Local Commercial District. It is my understanding that the McKinney City Council is not in favor of this proposed rezoning. Again, I would like to reiterate my very strong opposition to this proposed rezoning change and ask that you not approve the change to "PD" - Planned Development District.

Ronald R. Haugen

300 Preston Creek Drive

McKinney, Texas 75072

Sorrellword Park Community

From: todd wilson

Sent: Wednesday, July 8, 2020 3:47 PM

To: Contact-Planning <Contact-Planning@mckinneytexas.org>

Subject: Planning and zoning

[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.

To whom this concerns,

I am a current resident at 2916 mountain creek dr. McKinney 75070. It is my understanding that the city is planning to re-zone the hard corner at Hardin and Virginia. I am TOTALLY against this idea. Current counsel wishes are that hard corners are to remain commercial. This is what I was told when I moved in 12 years ago and should stay that way. Anything else would decrease my property values. Again I and all off my neighbors are TOTALLY against this action. My cell number is below. Please call me if you wish to discuss.

Todd Wilson

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

From: Bridgette

Sent: Saturday, July 11, 2020 6:33 PM

To: Kaitlin Gibbon <kgibbon@mckinneytexas.org>

Cc: District2 <District2@mckinneytexas.org>; Atlarge2 <Atlarge2@mckinneytexas.org>; Atlarge1 <Atlarge1@mckinneytexas.org>

Subject: opposition to rezoning 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.

P&Z Commission and Ms. Gibbon,

I am opposed to the rezoning of the commercial land to multifamily that is off Virginia and Hardin.

1. In his letter of intent, Mr. Roeder stated that there are no other multifamily developments in the immediate area.

By design, rightly or wrongly, the city of McKinney planned and approved the continuous concentration/clustering of medium to high density multifamily developments in certain areas of the city. The REC in the southwest part of McKinney is one such area that is close to this location (just down Hardin off McKinney Ranch Parkway). This proposed development should be built there or in any of the many areas of the city specifically carved out for such density. I, and many others, moved away from the REC area to the established community district to avoid higher density apartments and the congestion that accompanies them. The Virginia/Hardin intersection always has too much traffic as it is.

2. In his letter of intent, Mr. Roeder also requests a reduction in the required parking spaces by pointing to recently approved variances. In two of those parking variance approvals, they were for low-income housing tax credit apartments that were said to require fewer parking spaces in order to keep down the costs of the developments. Newsome homes, one of those developments that got a parking variance, is plagued by a lack of parking spots for its residents. I don't believe those specific cost cutting variances for LIHTC developments should be considered for market rate apartments. Otherwise, why have the requirement at all?

3. In last year's rezoning from AG to commercial, the applicant owner of this property stated they would consider reclaiming the floodplains for the entire 12 acres so they could build on it (not just the 7-8 the letter of intent suggests). I am not sure if a rezoning to multifamily at 22 units per acre, etc. would then be allowed for the rest of the land or not as well. But, there is no site plan required until the zoning is already done and it is too late.

4. The C2 rezoning was deemed appropriate for the area by the planning department, P&Z, and city council. C2 also provides a good balance to the single family homes and the very large senior community planned for the other side of Hardin.

Thank you for your time,

Bridgette Wallis

Kensington Lane, McKinney

From: Drina Schroeder

Sent: Thursday, July 9, 2020 2:17 PM

To: Kaitlin Gibbon <kgibbon@mckinneytexas.org>; dsoto@mckinneytexas.org; Mayor <Mayor@mckinneytexas.org>; Contact-City Council <Contact-CityCouncil@mckinneytexas.org>; District3 <District3@mckinneytexas.org>; Atlarge2 <Atlarge2@mckinneytexas.org>; Atlarge1 <Atlarge1@mckinneytexas.org>; District2 <District2@mckinneytexas.org>; Contact-City Manager <Contact-CityManager@mckinneytexas.org>; Contact-Planning <Contact-Planning@mckinneytexas.org>

Cc: Contact-Parks <Contact-Parks@mckinneytexas.org>

Subject: Opposition to Re-Zoning Cases #20-0006Z and #20-0007Z

[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.

Greetings,

This email is to register our opposition to Planning Cases # 20-0006Z and 20-0007Z, located on the southeast and southwest corners of Hardin Blvd and Virginia Pkwy, respectively.

We are opposed to re-zoning these C2 Local Commercial properties to MF-3 Multi-Family Residential - Medium High Density in order to build a 4-story apartment complex with more than 370 units per Case # 20-0006Z and an undetermined number of townhouses per Case # 20-0007Z.

Apartments and more townhouses in this area will negatively impact the livability of the area as well as further strain the local infrastructure, to include:

Overpopulate the surrounding schools,

Overwhelm and damage Bonnie Wenk Park and the connecting trails,

Dramatically increase the already heavy traffic and associated noise from Virginia and Hardin,

Exceed the capacity of the Walmart Neighborhood Market, and

Destroy the suburban character of the area.

We purchased our home in this area of McKinney because of its character. Granting this zoning change to allow hundreds of apartments and an undetermined number of townhouses with likely more than 1,200 inhabitants will diminish our quality of life and decrease the value of our property as well as that of our neighbors.

A better use of this land would be to expand Bonnie Wenk Park and increase McKinney's ever-dwindling precious green space. In addition to rejecting the proposals for zoning change in Cases #20-0006Z and 20-0007Z, we respectfully request the City of McKinney actively explore options to develop a plan that

preserves these properties as green space and park land. Doing so will significantly enhance the character of the area, instead of destroying it with high-density housing.

Thank you.

Mark & Drina Schroeder

412 Preston Creek Drive

McKinney, TX 75072



**From:** Jennifer Yeager  
**Sent:** Tuesday, July 14, 2020 2:01:32 PM  
**To:** Kaitlin Gibbon <[kgibbon@mckinneytexas.org](mailto:kgibbon@mckinneytexas.org)>  
**Subject:** #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 reaching out to express my opposition to this proposed zoning change. I am opposed to adding multi-family housing at this location. I have concerns on the impact this will have to nearby residential property value, schools and traffic. In addition, I am opposed to McKinney converting commercial property to multi-family due to the need for McKinney to diversify its tax base and increase its commercial tax base. It is my opinion that this property is best suited for commercial zoning.

If you have any questions, please reach out to me.

Jennifer Yeager Williams

325 Turtle Creek Dr.

McKinney, TX 75072

[jlyagertx@gmail.com](mailto:jlyagertx@gmail.com)

From: Bonnie Sayers  
Sent: Tuesday, July 14, 2020 2:27 PM  
To: Blanca Garcia <[bgarcia@mckinneytexas.org](mailto:bgarcia@mckinneytexas.org)>  
Subject: NO apartments on SE corner of Hardin/Eldorado

[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.

As a 21 year resident of McKinney I strongly oppose the rezoning for apartments on the corner of Hardin in El Dorado.

Thanks Bonnie

Sent from my iPhone

**From:** Leah Prince  
**Sent:** Tuesday, July 14, 2020 2:31 PM  
**To:** Blanca Garcia <[bgarcia@mckinneytexas.org](mailto:bgarcia@mckinneytexas.org)>  
**Subject:** Request to a No vote to reZoning to Apartments

[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 All,

I live in the Hardin and Eldorado/Virginia area and I do not want more multi family living such as apartments to be zoned for one of our last remaining green areas. There are plenty of apartments including the townhomes across the street.

“This is over the rezoning of the South East property at Hardin and Virginia. Please vote no. We need our green space or all community(private or public) supportive business(s) or additional single family homes.

Thank you,

Leah Prince

2004 Brenham Drive

Mckinney TX

From: Lisa Perry  
Sent: Tuesday, July 14, 2020 2:39 PM  
To: Blanca Garcia <[bgarcia@mckinneytexas.org](mailto:bgarcia@mckinneytexas.org)>  
Subject: REZONING OPPOSITION

[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.

As a 22 year McKinney resident in the direct area of this proposal, I am opposed to rezoning on the SE corner of Hardin/Eldorado to multi family living.

Lisa Perry  
972.658.0635

**From:** Jason Feller  
**Sent:** Tuesday, July 14, 2020 2:46 PM  
**To:** Blanca Garcia <[bgarcia@mckinneytexas.org](mailto:bgarcia@mckinneytexas.org)>  
**Subject:** ReZoning of SE Property at Hardin and Virginia

[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.

As a resident of McKinney since 2002 that has raised his family of 4 kids in the same house only a mile from the proposed property zoning change my wife and I absolutely do not want apartments to be built in that location. As a Real Estate Broker I can also tell you how it will impact the property values of the Sorrelwood neighborhood being right behind the proposed location. It is zoned for commercial properties, and we would like to see more stores and restaurants that we can frequent. We don't want to see the possibility of increased traffic and crime that can come from apartment complexes. Please deny this change.



Jason R. Feller

Broker/Owner Feller Realty

p: [469-774-3564](tel:469-774-3564)

a: 3512 Cockrill Dr., McKinney, Texas 75072

w: [www.jasonfeller.com](http://www.jasonfeller.com) e: [jason@fellerteam.com](mailto:jason@fellerteam.com)



Click here to **SEARCH** all local homes!!!!

From: Dean Habel  
Sent: Tuesday, July 14, 2020 3:34 PM  
To: Blanca Garcia <[bgarcia@mckinneytexas.org](mailto:bgarcia@mckinneytexas.org)>  
Subject: Zoning Change-Hardin/Virginia

[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 afternoon,

My name is Dean Habel and my family and I have lived in Sorrellwood Park since 2009. I wanted to send an email in opposition of the proposed zoning change at Hardin and Virginia. I believe that this area is best served if it remains as a commercial zoning. The proposed multi family development would be poorly located, and would add to crowding. It would also greatly hurt the aesthetics of the location. I planned on attending the council meeting tonight, but will be unable to do so because I am a municipal employee myself and have to attend my city's council meeting. I have spoken to a great many neighbors and others that live nearby. I have heard nothing but opposition to the proposed zoning change. Please reconsider.

Regards,

Dean Habel  
300 Turtle Creek Dr  
McKinney, TX 75072

Sent from my iPhone

From: John Davis  
Sent: Tuesday, July 14, 2020 3:40 PM  
To: Blanca Garcia <[bgarcia@mckinneytexas.org](mailto:bgarcia@mckinneytexas.org)>  
Subject: Rezoning SE corner of Virginia and Hardin

[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 live in Sorrellwood park and and we are in the process of being surrounded by high density housing that will impact traffic, schools (class size), quality of life and ultimately property values. We carefully evaluated the zoning when we moved in about 1 year ago and were assured that current zoning would remain in place. While growth is inevitable it looks like the City of McKinney would attempt to maintain the continuity of a neighborhood as opposed to jamming everything together with an apartment complex. Statistics suggest that people are wanting to relocate from the inner city to more traditional housing. This proposal seems to me to be going back in time as opposed to providing single family housing that is trending at this time. Please turn down rezoning application.  
Thank you

Sent from my iPad

-----Original Message-----

From: M Cervantes

Sent: Tuesday, July 14, 2020 3:45 PM

To: Blanca Garcia <[bgarcia@mckinneytexas.org](mailto:bgarcia@mckinneytexas.org)>; Mayor <[Mayor@mckinneytexas.org](mailto:Mayor@mckinneytexas.org)>; Atlarge2 <[Atlarge2@mckinneytexas.org](mailto:Atlarge2@mckinneytexas.org)>; Atlarge1 <[Atlarge1@mckinneytexas.org](mailto:Atlarge1@mckinneytexas.org)>; District3 <[District3@mckinneytexas.org](mailto:District3@mckinneytexas.org)>

Subject: Rezoning: Virginia Pkwy @ Hardin

[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.

To Whom it May Concern,

As a citizen of McKinney, I would like to document my opposition to the proposed rezoning of the wooded property at the southeast corner of Hardin and Virginia Pkwy.

I am an opponent of the further proliferation of colossal and unappealing high-density multi-story dwelling units (MDU) throughout our city. They serve no benefit other than to destroy the character of surrounding residential areas and the overall community. In addition, this area is already heavily traveled and congested at certain times of the day.

In my humble opinion, the area is more suitable for a small and intimate commercial office setting incorporating the many mature trees and surrounding green area.

The future of this community being a sought-after place to live in is dependent on us being good stewards of our remaining undeveloped assets. We must be thoughtful and disciplined in those decisions. One look at the catastrophic MDU development at Ridge/Stacy and Ridge/McKinney Ranch Pkwy should dissuade the further addition of these type of unflattering developments in the city.

Many thanks,

Mark Cervantes



**From:** Kristen May

**Sent:** Tuesday, July 14, 2020 3:55 PM

**To:** Blanca Garcia <[bgarcia@mckinneytexas.org](mailto:bgarcia@mckinneytexas.org)>

**Subject:** NO To More Apartments (SE corner of Hardin & Virginia)

[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.

STOP with all these plans for apartments all over the city!! Getting ridiculous. Houses, patio homes, daycare, medical offices...anything besides more apartments please.

Kristen May  
1814 Lakeshore Court

**From:**

**Sent:** Tuesday, July 14, 2020 3:55 PM

**To:** Blanca Garcia <[bgarcia@mckinneytexas.org](mailto:bgarcia@mckinneytexas.org)>

**Subject:** Rezoning at Virginia and Hardin

[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.

To Whom it may concern,

My husband and I are totally against the rezoning of the property at Hardin and Eldorado. We were told when we purchased our home in Sorrellwood Park there would be no chance of any sort of high density housing near the subdivision. Homes or apartments. There is a large development zoned across Hardin from our neighborhood and now this. Traffic will be terrible and even though Virginia has been widened traffic is terrible. This will also crowd our neighborhood schools. If this was where your home was located you would think twice about causing more traffic issues. Please leave the zoning as is.

Regards,

Dr Rick and Mary Browder

-----Original Message-----

From: Isha mittal

Sent: Tuesday, July 14, 2020 4:05 PM

To: Blanca Garcia <[bgarcia@mckinneytexas.org](mailto:bgarcia@mckinneytexas.org)>

Subject: Opposition to rezoning of Southeast corner of Hardin/ Virginia

[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.

Hello,

I would like to oppose the rezoning of the southeast corner of Hardin/ Virginia into a apartment complex. We can't have such high density residential complex and put pressure on already full to the capacity school systems here. Lets not turn McKinney into another Plano with such high density concrete jungle. Nothing Unique by nature will be left in Mckinney.

Thanks

Isha - resident Sorrellwood park

-----Original Message-----

From: Norm Sobecki

Sent: Tuesday, July 14, 2020 4:04 PM

To: Blanca Garcia <[bgarcia@mckinneytexas.org](mailto:bgarcia@mckinneytexas.org)>;

Subject: Rezoning Hardin Rd and Virginia Pky

[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 Sirs,

I just want to let you know that I am opposed to rezoning this Southeast corner of this intersection to use for multi family housing. Our schools are over crowded and we need more retail business and industry rather than more apartment dwellers who pay zero property tax.

Respectfully,

Norm Sobecki

469-525-1287

**From:** Jenny Murphey  
**Sent:** Tuesday, July 14, 2020 4:12 PM  
**To:** Blanca Garcia <[bgarcia@mckinneytexas.org](mailto:bgarcia@mckinneytexas.org)>  
**Subject:** Rezoning Virginia and Hardin

[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.

To Whom It May Concern:

I currently own a home in Sorrellwood. We were recently made aware of the rezoning request for the southeast corner of Hardin and Virginia. I am adamantly opposed to rezoning this area for multi-tenant housing. This was not the original intent of the property when I purchased my home, in fact I moved from McKinney Ranch because of all of the apartments being planned for that area. This is already a relatively population dense area, apartments are not needed. Because of the density we can continue to support local businesses on these corners. I would encourage the McKinney City Council to decline the rezoning request.

Thank you.



**Jenny Murphey**

**Pegasus Bank**

**Address:** 4515 W. Mockingbird Lane; Dallas,  
TX 75209

**Phone:** (214) 353-3017

**Mobile:** (972) 342-9358

**E-mail:** [jmurphey@pegasus.bank](mailto:jmurphey@pegasus.bank) or

[jmurphey@pegasusbankdallas.com](mailto:jmurphey@pegasusbankdallas.com)

**Website:** [www.pegasusbankdallas.com](http://www.pegasusbankdallas.com)

Pegasus Bank Zix Portal: [Click Here to Send Me a Secure E-mail](#)

**From:** Karen Doshier  
**Sent:** Tuesday, July 14, 2020 4:16 PM  
**To:** Blanca Garcia <[bgarcia@mckinneytexas.org](mailto:bgarcia@mckinneytexas.org)>  
**Cc:**  
**Subject:** Multi-Family Rezoning on Virginia/Hardin

[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.

Hello, I am a resident of Sorrellwood and against rezoning to multi-family because it will directly negatively impact the value of my home. I will already have reduced value from a drunk driver driving through my home and no speed humps. I am a widow with younger kids and cannot afford to lose any more home value. Thank you, Karen

Karen Doshier, MS, CRC, CCM

180 Case Management, LLC

Phone: 214-697-3994

Fax: 866-293-9732

[karen@180cm.org](mailto:karen@180cm.org)

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**From:** I Am Just One Mom

**Sent:** Tuesday, July 14, 2020 4:24 PM

**To:** Blanca Garcia <[bgarcia@mckinneytexas.org](mailto:bgarcia@mckinneytexas.org)>;

**Subject:** Opposition to rezoning at Hardin & Virginia

[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 have sent my letter to the P&Z explaining my opposition to rezone from C2 to multi family apartments with its many modifications.

This is not what our neighborhood needs. 4 stories, mini apartments, minimized parking per apt, all speaks to an unneeded, unwanted, unstable draw.

Schools, traffic, setting, C2 is what we invested in for our home to retain value. This apartment will greatly decrease our property values. I am sick of the shove more in mentality. McKinney does not need to become the next Plano.

Stop this nonsense. Let our neighborhoods be what we bought and continue to pay for -- UNIQUE by nature.

Karen Sowards

625 Sorrell Rd

Mck

**From:** Tracie Frazier  
**Sent:** Tuesday, July 14, 2020 4:29 PM  
**To:** Blanca Garcia <[bgarcia@mckinneytexas.org](mailto:bgarcia@mckinneytexas.org)>  
**Subject:** Against Rezoning at Hardin and Virginia

[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.

As one of the first residents in Sorrellwood Park over 13 years ago, I have watched the area go through many changes and grow in positive ways.

The southeast corner of Hardin and Virginia was strategically designed to be commercial (C2) to support the needs of our immediate area. We do not need to rezone to multi family and I feel it would negatively impact the value of our home and the homes of others in our neighborhood.

Please accept this correspondence as my opposition to rezoning the southeast corner of Hardin and Virginia to multi family and I ask you to consider the opinions of others that have invested into this area of McKinney.

Thank you.

**Tracie Frazier**

Director of Marketing

KDC Real Estate Development & Investments

8115 Preston Road, Suite 700

Dallas, Texas 75225

**D** 214.696.7822 | **C** 214.808.5128

[tracie.frazier@kdc.com](mailto:tracie.frazier@kdc.com)

[www.kdc.com](http://www.kdc.com)





**From:** Leslie Mensching  
**Sent:** Tuesday, July 14, 2020 4:44 PM  
**To:** Blanca Garcia <[bgarcia@mckinneytexas.org](mailto:bgarcia@mckinneytexas.org)>  
**Subject:** Zoning Change at Hardin and Virginia

[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.

As you know the corner of Hardin and Virginia is zoned for commercial intent. The proposal is to make this a multi-family and apartment complex. I do not support this type of zoning change and would respectfully ask that you and the zoning committee reconsider. As you are aware there are already 2 apartment complexes off of Eldorado and Virginia and this has impacted our neighborhood. Our pool and court area get vandalized by those who decide to visit at night and the new growth, might do the same thing. The traffic would increase and our schools would be over crowded. We do actually need more retail to support the houses in the area. Please reconsider the rezoning. We want to be excited about where we live and what surrounds our community.

Thank you in advance for your consideration,

Leslie Mensching

**From:** Jay Babinetz

**Sent:** Tuesday, July 14, 2020 4:40 PM

**To:** Blanca Garcia <[bgarcia@mckinneytexas.org](mailto:bgarcia@mckinneytexas.org)>

**Subject:** Rezoning of the southeast property at Hardin and Virginia

[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.

We would **NOT** be in favor of rezoning of the southeast property at Hardin and Virginia for apartments.

Regards,

**J. Babinetz**

**513 Denton Creek Drive**

214-912-1568

**From:** Kyle M

**Sent:** Tuesday, July 14, 2020 4:39 PM

**To:** Blanca Garcia <[bgarcia@mckinneytexas.org](mailto:bgarcia@mckinneytexas.org)>; Kaitlin Gibbon <[kgibbon@mckinneytexas.org](mailto:kgibbon@mckinneytexas.org)>

**Subject:** Rezoning of Southeast Property at Hardin and Virginia

[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.

To whom it may concern,

My family lives in the Sorrellwood Park neighborhood directly across from the proposed rezoning area. We are wholeheartedly against the proposal to rezone the land to a multistory apartment complex. This addition will put additional stress on our already thin resources. My son will be entering McKinney ISD within the next few years. We were against moving to other nearby cities because of overcrowding. McKinney brands itself as being unique by nature. My hope is that these rezoning decisions are being based on the well being of the residents and not the pocket book of outside investors. Please take this email as a formal vote AGAINST the rezoning to multi-family living and a YES to C2. Please feel free to reach out with any other questions or concerns.

Regards,

--

Kyle Martin  
972.408.8776

From: Julie Jett

Date: 7/14/20 5:02 PM (GMT-06:00)

To: Blanca Garcia <[bgarcia@mckinneytexas.org](mailto:bgarcia@mckinneytexas.org)>

Cc: Bonnie Sayers

Subject: Fwd: Rezoning

[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.

Sent from my iPhone

Julie Darby-Jett

214-673-2455

Begin forwarded message:

**From:** Julie Jett

**Date:** July 14, 2020 at 5:00:55 PM CDT

**To:**

**Subject: Rezoning**

I /we would like to express disagreement with the proposed zoning changes for the potential apartment development at the Hardin & Virginia intersection. Virginia has been under constant construction due to park and road improvements and as Hidden Creek residents and someone who works off Virginia, I /we feel this is disruptive and not beneficial for the community as a whole.

I have had workplace entrance issues and the signage during construction is placed "last minute" and I feel it is an accident waiting to happen and have had multiple near misses due to inadequate lane blockage warnings. This is on top of issues with congestion and the possibility of further re-working of roads and turn lanes.

I /we strongly believe we need to maintain property values as multiple factors are bringing this down currently.

Regards,

Julie Darby-Jett & Shawn Jett

Sent from my iPhone

Julie Darby-Jett

214-673-2455

From: Sunny Rachel Richards

Date: 7/14/20 5:04 PM (GMT-06:00)

To: Blanca Garcia <[bgarcia@mckinneytexas.org](mailto:bgarcia@mckinneytexas.org)>

Subject: Rezoning 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.

As a nearby resident of the property at the southeast corner of Hardin and Virginia, I am writing this message to personally oppose the request to rezone from the current commercial designation. I am sending this on behalf of myself and my husband, King Richards. Our address is 308 Preston Creek Dr, McKinney, TX.

Our schedules do not allow for attendance in this evening's P&Z meeting. Please accept our opposition in written form.

Sincerely,

--

**Rachel Richards**

**a.k.a. Sunny The Life Coach**

m: 859-213-0589

From: Ruth Garcia

Date: 7/14/20 5:04 PM (GMT-06:00)

To: Blanca Garcia <[bgarcia@mckinneytexas.org](mailto:bgarcia@mckinneytexas.org)>

Subject: Proposed Zoning Change; SE Corner of Hardin & Virginia

[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.

To whom it may concern,

I have been a resident of McKinney for 18 plus years so I have seen a lot of the growth that has taken place. I was just informed that you are considering a zoning change to allow multi-family zoning/apartments across the street from the park. The park will not accommodate all the extra visitors. It is already too crowded on beautiful days. Please reconsider and place the complex on another more suitable area. I really enjoy my bike rides. Thank you, Ruth Garcia.

From: Carrie Sheppard

Date: 7/14/20 5:06 PM (GMT-06:00)

To:

Subject: Rezoning

[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 a resident of McKinney & am writing about the rezoning of the South East property at Hardin and Virginia. McKinney has enough apartments within the city limits. Our schools cannot handle the influx of children that come with apartments. I know Cockrill Middle School, just down the road, is already teaching students in temporary buildings.

Thank you,

Carrie Sheppard

From: Amy Smith

Date: 7/14/20 5:24 PM (GMT-06:00)

To: Blanca Garcia <[bgarcia@mckinneytexas.org](mailto:bgarcia@mckinneytexas.org)>,

Subject: Rezoning of SE corner of Hardin and Virginia

[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 Afternoon,

We just moved into the Sorrellwood community in May and we're saddened to learn of the potential for an apartment complex to be developed at the SE corner of Hardin and Virginia. We live McKinney for its Unique by Nature motto and an apartment complex does not fit into the theme. Please deny the rezoning request!!

Amy Smith  
Sent from my iPhone



**From:** Cristina Moe

**Sent:** Tuesday, July 14, 2020 5:43 PM

**To:** Blanca Garcia <[bgarcia@mckinneytexas.org](mailto:bgarcia@mckinneytexas.org)>

**Subject:** Rezoning of the southeast property at Hardin and Virginia

[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 reside at 312 Turtle Creek Dr, McKinney, TX 75072, and I do NOT agree with the rezoning to apartments of the property at the southeast corner of Hardin and Virginia.

Thank you,

Cristina & Stephen Moe

972-207-5612

**From:** Scott Smith  
**Sent:** Tuesday, July 14, 2020 5:55 PM  
**To:** Blanca Garcia <[bgarcia@mckinneytexas.org](mailto:bgarcia@mckinneytexas.org)>  
**Subject:** Rezoning SE corner of Hardin and Virginia

[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 a McKinney resident living in Sorrellwood Park and am writing to strongly protest the rezoning of the property at the southeast corner of Haring and Virginia across from Bonnie Wenk Park. One of the big attractions that brought me and my family to Sorrellwood Park was the wooded walking trail, natural views, and proximity to Bonnie Wenk Park. I believe that rezoning the property for apartments will destroy much of the beauty and nature of the immediate area, greatly increase traffic on Hardin and Virginia, and will have a negative affect on the aesthetics and value of the residential properties in the area.

I am strongly against the rezoning of that property for the purpose of building apartments and/or retail.

Thank you for your consideration in this matter,

Scott Smith

**From:** Damon Paxson

**Sent:** Tuesday, July 14, 2020 6:33 PM

**To:** Blanca Garcia <[bgarcia@mckinneytexas.org](mailto:bgarcia@mckinneytexas.org)>; Mayor <[Mayor@mckinneytexas.org](mailto:Mayor@mckinneytexas.org)>; Atlarge2 <[Atlarge2@mckinneytexas.org](mailto:Atlarge2@mckinneytexas.org)>

**Subject:** Rezoning - Virginia Pkwy @ Hardin

[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.

To all on this note,

Please note that as a resident of McKinney, I am vehemently against rezoning this area for multiple home/ apartments. We need your support to help McKinney offset our tax dollars with increased corporate revenue, which if that can't be attained, we prefer retail or single family medium sized properties.

Do not approve the change in zoning for apartments.

Sincerely,

Damon Paxson

[ddpaxson@gmail.com](mailto:ddpaxson@gmail.com)

214.564.3887

**From:**

**Sent:** Tuesday, July 14, 2020 7:38 PM

**To:** Blanca Garcia <[bgarcia@mckinneytexas.org](mailto:bgarcia@mckinneytexas.org)>

**Cc:**

**Subject:** Proposed zoning multifamily complex on Virginia and Harding

[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 hope that you are doing well. I'm writing you to let you know that I'm opposing to the construction of this project. We know that a project like this will bring down the property value of our homes and the investments we have made throughout the years. It will change our communities in a negative way and there are other places in the city where the complex could be built. There's plenty of space towards the airport where the complex could be located and that would provide an opportunity for small businesses to open I different areas of the city that could be exploited. Thanks

*Sent from my Boost Mobile Phone.*

**From:** Victoria Cisneros  
**Sent:** Tuesday, July 14, 2020 7:38 PM  
**To:** Blanca Garcia <[bgarcia@mckinneytexas.org](mailto:bgarcia@mckinneytexas.org)>  
**Subject:** Proposed Zoning

[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 want to oppose the multi-family and apartment complex proposed for zoning change for the SE Corner of Hardin and Virginia. I feel that having stores and/or restaurants as previously proposed will be more beneficial.