

Samantha Pickett

Subject: FW: Vintage Place Development

From: Deborah Diviney

Sent: Monday, December 7, 2015 1:20 PM

To: Samantha Pickett; Brian Lockley

Subject: Vintage Place Development

Hi Samantha & Brian,

I just wanted to reach out to you all today to let you know that Vintage Place Development has my full support as does Hillside Church. I recently represented Hillside Church in a transaction with the developer Gary Schell and we discussed the homes and I showed them examples of the houses that will be built next to their land. They loved the idea and are excited about having the new neighbors.

I have been a Realtor in McKinney for almost 17 years and I am now a branch manager managing close to 70 agents as well as continuing to be a sales person myself. My first thought when approached by Mr Schell was HURRAH!!!! We so need this type of development east of 75. We as Realtors consistently get asked when more development will be in or near the historical section of McKinney. Several builders have tried to develop right next to the McKinney square but have decided against that project so now that The Vintage Place is going forward we are all super excited. I have seen the plans set forth and love the fact that they are keeping some of trees and making the lots larger than what is in Chapel Hill. The look of the homes are staying with the tradition of the historical section of McKinney which is a HUGE plus. We have even discussed having a trolley that takes the residents down to the historical area instead of driving or walking.

We need this neighborhood in McKinney. I am not sure what the Chapel Hill residents are upset about but believe me when I tell you it will only help the price of their homes and will help their homes sell faster if placed on the market once Vintage Place is established. When Chapel Hill started it was very slow to build out because nothing else was around it. It continued to struggle because of location. However, Vintage Place location will be excellent and will pull the value of Chapel Hill up in the process. The price range they wish to sell these homes at will be affordable for our area.

I will also let you know I have had several people approach me asking when this neighborhood will begin to be developed as has Gary. The demand is already there for this product and people are literally waiting for them to break ground. I have gotten calls from doctors and attorneys in the area.

If you need any type of information from me I will be more than glad to accommodate you. Have an Awesome day!!

Deborah Diviney

15-113Z

Samantha Pickett

Subject: FW: Vintage Place Dev Zoning

From: Alice Shelton
Sent: Monday, December 7, 2015 12:51 PM
To: Samantha Pickett
Subject: Vintage Place Dev Zoning

Wanted to say that it sounds like this dev. will be a good thing for the City of McKinney. The developer has stated that the dev will have very nice single family custom homes with appropriate landscaping which will be a plus for everyone. The dev. has made himself available to citizens which have questioned his intentions, and is willing to continue answering any ongoing concerns. Because this area has previously been designated ag, my wish for the east side is that this area will be zoned single family with appropriate lot spacing for nice custom homes to look like a "Tucker Hill" type dev. which would continue to bring in revenue for the city and not become an unsightly area down the road.

Cordially,
Alice Shelton
Chapel Hill Resident

Sent from my iPhone

Samantha Pickett

Subject: FW: P&Z 12/8/2015 Item No. 15-113Z2 - 12.06 ac Rezone from "AG" to "RS 60"

From: Jan Elwell

Sent: Monday, December 7, 2015 4:29 PM

To: Samantha Pickett >;

Subject: P&Z 12/8/2015 Item No. 15-113Z2 - 12.06 ac Rezone from "AG" to "RS 60"

Samantha & Brian: I'm writing in support of Item 15-113Z2, Application for Rezone on 12.06 acres from "AG" to "RS 60", located appx. 250 feet east of Graves Street and south of Rockhill Rd., McKinney, TX

Gary and Linda Schell, are not only good friends, but quality, residential developers. I've been following them in the development of this design concept for Vintage Place, and I can say that they have paid close attention to the traditional home designs that are prevalent within McKinney's Historical Downtown area. As you can see from the exterior elevations they have submitted with their application, they are planning to develop, upscale, traditional homes--with the added value of being within walking distance of downtown McKinney.

I believe that a quality residential development at this location, will help revitalize McKinney's east side residential neighborhoods---particularly the neighborhoods south of Louisiana. Gary and Linda have met and talked with a number of empty-nesters who have expressed interest in downsizing into a quality residential development---particularly with the added feature of being close to the many restaurants, shops and cultural events that are in McKinney's Historic Downtown. What an exciting project in the making for McKinney.

I appreciate you both in allowing me to submit this letter of support, and hopeful that members of Planning & Zoning will approve the Vintage Place application.

Best regards,

Jan Elwell

Principal