

From: Mary Salinas

Date: November 13, 2019 at 5:29:20 PM CST

Subject: Rezoning Proposal

Hello Jennifer, my name is Mary Salinas and I live at 2105 Camden in Mckinney in the Village Creek of Eldorado. I understand that you are the planning director for the city of McKinney. I bought my house in 2012 and have done extensive updates to my home since the day it was purchased, probably in the ballpark of \$75,000 to \$100,000. I have put in an outdoor fireplace, kitchen and bar and we use that area often to entertain outdoors year round. I was very upset to hear about the recent rezoning proposal to allow the 12 acres along Colin Mckinney Parkway to be zoned multi-family use. If approved, and another apartment complex goes up in this area, my privacy and the privacy of many of my neighbors would be directly affected by this, as rumor has it that this will be a 3 story complex. And as you very well know, it would be the 3rd apartment complex backing up to the homeowners in my subdivision. And when I say "backing up", I mean right on top of us. (Please take the time and drive through our subdivision to see what I'm talking about.)

This proposal, and the impact that it no doubt will have on our home values, is unnerving. And yet my property taxes have increased every year, and my HOA dues have gone up to \$750 a year. So I'm asking you to please reconsider this rezoning proposal, it will greatly affect all the homeowners in this area who have worked very hard and spent lots of hard earned money to make this subdivision a place where families want to move to, an area that the city of Mckinney should be proud of.

Thank you,
Mary Salinas
2105 Camden
McKinney, Tx 75070

From: Cecil Lillard

Date: November 13, 2019 at 3:20:38 PM CST

Subject: Rezoning Case #19-00872

Please be advised, My wife Lisa and I are against this rezoning proposal

Regards

Cecil Lillard

From: Rick Lewis

Date: November 13, 2019 at 12:47:58 PM CST

Subject: Against Rezoning Case #19-0087Z

Ms. Arnold,

Please know that we are against the rezoning case #19-0087Z. This would place a **third** apartment complex adjacent for our subdivision which is not acceptable.

Rick Lewis

Managing Partner and CEO

Z-Tech Solutions

From: Michael Murray

Date: November 13, 2019 at 10:26:54 AM CST

Subject: Rezone Case #19-0087Z

I am the on the Board of the Directors for the Village Creek of Eldorado HOA.

There are 156 homeowners in our subdivision. We are in the process of getting signatures on a petition to stop the City Council from rezoning the 12 Acre property adjacent to our subdivision for a third apartment complex next to us.

Please read the attached letter.

Thank you

Michael Murray



November 6, 2019

Jennifer Arnold
221 N. Tennessee St.
McKinney, TX 75069

Ref: Rezoning Case #19-0087Z

Dear Ms. Arnold:

Concerning the proposed rezoning of approximately 12 acres along Collin McKinney Parkway to allow Multi-Family use of the property, I have asked the City Council to re-evaluate the recommendation from your Planning Committee to allow the construction of apartments at this location. These apartments should be built in a location already zoned Multi-Family. There are many more reasons to leave the current zoning in place than reasons for the proposed change.

First, former City leaders, who did not zone the property for multi-family use, had the wisdom to realize that the streets near this property would be inadequate for such an increase in population density. There are already two apartment complexes in the vicinity. Adding a third complex will exacerbate the traffic congestion along Craig Drive, especially at the intersection of Craig Drive and Eldorado Parkway. Eldorado Parkway has significant traffic congestion already.

Secondly, the presence of a third apartment complex adjacent to the Village Creek of Eldorado Subdivision will negatively impact our neighborhood. The nearby homeowners already experience the nuisance of the comings and goings of apartment dwellers when they lock or unlock their cars late at night. Some are returning from an evening out, while others depart early in the morning, but either way, the car noise disturbs the homeowners who live nearby. Also, we get to enjoy the random domestic disputes which occasionally spill out to their parking lot. We purchased our homes with the understanding that this vacant land would be developed for light commercial use, which would not add any additional noise from cars during the night or early morning hours. And, of course, because other people may have experienced such nuisances, the value of the nearby properties will go down, reducing the home values for all the homes when realtors run comparative sale prices for our subdivision.

Finally, this third apartment complex will create a concentration of apartments in this part of McKinney. Concentrations of apartments eventually become slums as they age and deteriorate over time. McKinney will no longer be "unique". Is it our City's plan to become more like Irving, Mesquite, or Garland?

Most Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael Murray', is written over a light blue horizontal line.

Michael Murray
President of the Board of Directors
Village Creek of Eldorado Homeowners Association

From: FRANK TATUM

Sent: Thursday, November 14, 2019 2:13 PM

Subject: Rezoning Case #19-0087Z

I am a 23 year resident of the Village Creek of Eldorado and am appalled that the City of McKinney is considering approving another Apartment Complex adjacent to our neighborhood. Approval would adversely affect the property values of our neighborhood and place an undue burden on us.

I want to be on record as opposing the approval of the subject zoning case.

In God we trust.

Frank Tatum
2605 Saratoga
McKinney, TX 75070

From: Richard Wright

Sent: Friday, November 15, 2019 7:56 AM

Subject: Rezoning Case #19-0087Z

Dear Ms. Arnold,

Pls record one more area resident as adamantly opposed to this significant addition to the population density approval of this proposal would cause. The original city planners laid out streets and school sizes based on a plan that should not be abandoned beyond what it already has been. The area in question's local elementary schools are already using pre-fab additions due to overcrowding and the traffic pattern for the area does not need anymore stress. Isn't it obvious that this area cannot handle yet another (the 3rd) multi-family complex! Pls make this clear to the zoning commission.

Regards,

Mr. & Mrs. Richard G Wright

2533 Eldorado Parkway

McKinney, TX 75070

From: Sam Holm

Date: November 14, 2019 at 9:29:48 PM CST

Subject: Rezoning #19-0087Z

Mrs Arnold -

We would like to express our concern with the apartments bordering the Village Creek of Eldorado subdivision. Please consider an alternate location.

Thank you for what you do for our city.

- Sam and Rebecca Holm

From: Shawntel Hatch

Date: November 15, 2019 at 2:32:50 PM CST

Subject: Proposed Zoning Change

Jennifer,

I would like to express my opposition to the proposed rezoning as proposed in Rezoning Case #19-0087Z. I live on a property directly adjacent to the proposed site (my address is 2100 Camden).

We moved from Seattle, Washington in November 2018, and after quite a bit of searching chose to purchase this home because it fit all of the criteria we had outlined as a family. Part of the reason for our move to Texas was to experience the beautiful sunshine. Our previous home was situated in a valley that in addition to the normally grey skies of Seattle, was very dark. My wife suffers from S.A.D. (Season Affective Disorder) which basically means for the sake of her mental health she NEEDS to be in the sun. She was always so down while we were living in Seattle because there was only sun for 3 months or less out of the year, and even when there was sun our trees blocked it out during mornings and evenings. We wanted to buy property that was not close to tall city buildings and had a view of the surrounding area and let the sun into the breakfast nook in the morning. The effect the sun has had on my wife is astounding. She's a different, much happier, much healthier person and we definitely don't want that to go away with apartments blocking our much needed sunlight.

We agonized over finding a house which faced the correct direction to let the sun in at the right times of day. It was difficult to find a house in which the back of the house faces north, and the sunlight comes into the house, into the breakfast nook from the east in the mornings, and the front faces south, where the direct, too-hot sunlight doesn't bother us. The apartments would negate this, and now block the morning sunlight from the east.

Another criteria was that our house would have a decent sized yard. Both for our dogs and our sun-bathing. We were previously at a rental house with a small, enclosed, darkened yard, and it caused all our moods (including that of our dogs) to worsen drastically. There were little to no houses that had large yards in our price range, (let alone a yard facing the correct direction), and this yard we love to spend so much time in, which has helped make us all feel happier and healthier, would no longer be an enjoyable place to be.

We also specifically selected this house because it was next to this open space. We really liked a property that was for sale one block north but because that house was next to apartments that loomed over the property making it feel dark and gloomy like our previous home we didn't buy it. When we found the house we are currently in, we checked into the zoning on the adjacent property and were encouraged that it wasn't zoned for residential development and would not have bought the house if it had been zoned residential.

Another reason we specifically chose this house is that it was in a quiet, secluded neighborhood, and that it had very few close neighbors. Many of the other houses in our price range were in areas in which the houses were either right next to each other, right next to apartments, or right next to roads. We were so happy that the area next to the house was zoned commercial and not residential, because it meant not only were there few close neighbors, there was an entire open area beside our house free of neighbors, and the zoning promised no future neighbors.

Additionally, our daughter is a writer. Her livelihood depends on being able to have a peaceful, quiet, unobstructed place to do her work. This is also one of the reasons we chose this house. It was in a quiet, secluded neighborhood where she would have no distractions and be able to do her work well. The proposed development would create distractions, and noise that would disturb her creative and professional work as a writer. After the construction is over it will continue to obstruct her view and hinder her creative process.

My wife and daughter have a routine in which they sit out in the backyard in the serene sun and my daughter reads books aloud. This allows both of them to reset their minds from any external or internal stresses, and my daughter to get inspired to write thereafter. If there were apartments obstructing the sunlight and neighbors peering in on us, this routine would no longer be possible, making it even more difficult for her to write, as well as restore their peace of mind.

In addition to being a writer, our daughter also experiences OCD and general anxiety. Noise is something that in general disturbs her mental state quite significantly. Not only would many hours of construction noise impair or even potentially nullify her ability to write, it would create a space in which her own home—which is usually the safe place where she can escape from triggers—is no longer free of anxiety and stressful stimuli. She didn't want to move to Texas so coming here was very difficult and traumatic for her. People with OCD have an extremely difficult time with changes and this was so overwhelming that it took months for her to want get out of bed, and feel normal and okay again. It wasn't until we moved into this house that she pulled out of her despair and started writing again. I can't convey how much she's been through and how much this apartment complex would devastate her and her ability to do what she loves.

At this point my daughter does not have enough money of her own in order to rent an apartment for the time of the construction, or move out. And simply soundproofing her writing room could cost thousands of dollars as well. Because we just moved into this house we as a family are not going to be able to sell this house and move to a different one either, especially because we do not know what the apartments would do to the value of the house. We are worried about the impact of home value given the choices we made when purchasing above, and the impact of the workforce housing on our property value.

Please do not approve the rezoning of this property for these reasons. The impact on our lives,

our daughter's livelihood, will be significant. We love Texas, the bright sunshine, and the wonderful people. We chose to move to McKinney because it is distant from more urban centers and gives a beautiful balance of countryside and distance to work. Please don't disrupt our lives after everything it took for us to find this lovely new home and new life here in Texas.

Mike Hatch

From: Russ Renfro

Date: November 17, 2019 at 8:54:50 AM CST

Subject: Rezoning Case #19-0087Z

Attn: Jennifer Arnold

Please accept this email as my official notice advising you of my request that I reject any zoning changes regarding the case above. Adding more multi family to our neighborhood will create the major concerns below:

- increased traffic and congestion especially on Eldorado parkway
- additional traffic will force expansion of Eldorado Parkway
- elevations of proposed new complex totally reduce privacy of our neighborhood.
- property values will be reduced especially with affordable housing complex status.
- potential for increased crime
- elevations of proposed complex will add stress to existing drainage design and our neighborhood is directly below and would be effected. Our neighborhood already is a drainage flow design for 2 other complexes behind and above our homes.

I am asking you to reject this zoning change and help ensure one of McKinney's many beautiful neighborhoods remains that way and isn't burdened with any more development of this type.

Russ Renfro
2308 Highgate Drive
McKinney, TX 75070

Sent: Sunday, November 17, 2019 4:31 PM
Subject: Rezoning

RE: Petition Against Rezoning Case #19-0087Z

Dear Madam,

We are against this rezoning.

Thank you for your consideration,

Annette and Alain Tocatjian

Village Creek of Eldorado
3201 Country Club Drive
McKinney, Texas 75070

From: robert morris

Sent: Thursday, November 21, 2019 8:46 AM

Subject: Rezoning near Village Creek

I am requesting that you do not allow multi family rezoning near the Village Creek subdivision. We are inundated with 3 story monsters peering at our homes already. Do we have to have more valuation killers here?

Thanks for your help and support for McKinney home owners.

Bob Morris
2305 Trenton
McKinney

From: Ian Beirnes

Date: November 20, 2019 at 9:42:16 AM CST

Subject: Letter of Opposition: Rezoning and subsequent multifamily development (also known as McKinney Flats Rezone 19-0087Z)

Hello Councilman Rogers and Director Arnold,

Please find my letter of opposition attached to this email for your consideration.

Please feel free to reach out with any questions. I would be glad to discuss further.

Thank you,
Ian