

(no subject)

Michelle Woodard <m
To: Tonianne Moyes <

Wed, Jun 3, 2020 at 5:14 PM

Hello Torianne,

I am sending this email to you to give my support for the apartment development on the southeast corner of Hardin and Virginia. Due to several reasons, I am in support of changing from commercial to residential. Residential is considered a long-term, non-changing investment. With the unsure situation of COVID, retail has hit a wall. Building more retail could produce empty spaces not leased, a continuous "roll-over" of clients, and much more noise with deliveries and traffic. As a stakeholder in Sorrellwood Terrace, my quality of life would be much more impacted by commercial than residential.



M. Michelle Woodard M.Ed, LDT, CALT
Dyslexia Therapist
Boyer Elementary - Prosper ISD
1616 Montgomery Lane, Prosper, TX 75078
469-219-2240 ext. 27209



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Fwd: Development Southeast Corner of Virginia Parkway and Hardin Road, McKinney, Texas

Thu, May 28, 2020 at 8:28 PM

Jim Riggs <
Reply-To: Jim Riggs <
To: "to"

see below add to the pile please

Jim Riggs
m - 602-292-2398
Platinum Advisors, A Real Estate Services Company
Development Brokerage Investments
SkyViews Miami - jimr@skyviewsmiami.com

-----Original Message-----
From: Tim Henson <
To: Jim Riggs <
Sent: Thu, May 28, 2020 4:07 pm
Subject: Development Southeast Corner of Virginia Parkway and Hardin Road, McKinney, Texas

Good afternoon Jim,

I've had a chance to review your development presentation for Hardin and Virginia parkway in McKinney, and I have a few thoughts. As you know I have been in retail and commercial real estate for over 30 years, and I also live in Winding Creek neighborhood in McKinney, which is only a couple miles from the referenced site and I know the market well.

Regarding the Southeast corner of Hardin and Virginia Parkway, I would not recommend this for retail, and it appears to be better suited for multi-family.

All the best and please let me know if I can be of any additional help.

Tim

Tim Henson | Partner | Venture Commercial Real Estate, LLC
6235 Douglas Avenue | Suite 770 | Dallas, Texas 75226 | p 214.376.1212 | f 214.376.1213 | vCard | LinkedIn
Member of X TEAM

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June 8, 2020


Re: McKinney Hardin, LLC
SEC of Virginia Parkway & Hardin Boulevard
McKinney, TX

To Who it May Concern:

My name is Brandon Trimble and I have been a commercial real estate broker for 16 years. I specialize in the northern suburbs of DFW with a focus of cities that encompass Hwy 380. Through my extensive experience in this submarket, I feel that the best use for the SEC of Virginia Parkway & Hardin Boulevard is multifamily. There are a few key reasons why retail isn't the best use for this site. The first is that you have a Walmart Neighborhood on the NEC and the SWC already has retail pads along the front there are not selling. The reason that they are not selling is not only due to the amount of retail at the intersection but the fact that the site is roughly 1.5 miles south of Headington Heights which is located on 3 out of 4 corners at Hwy 380 & Hardin Boulevard. The entire project encompasses 400,000sf of retail and restaurants. The majority of the users that are attracted to this submarket are already committed to Headington Heights. Therefore, the subject property at the SWC of Virginia Parkway & Hardin Boulevard to the south doesn't have the demand it once had in the past and retail isn't feasible at this time.

Sincerely,

Brandon Trimble
Senior Vice President

By: 
Date: 6/8/20

Brandon Trimble
2525 McKinnon• Suite 700
Dallas, TX 75201
Phone: 214.572.8453
Fax: 214.572.0009
btrimble@theretailconnection.net



June 12, 2020

City of McKinney Planning & Zoning
221 N Tennessee St
McKinney, TX 75069

RE: Support for ZONE2020-0006Z

Dear Planning & Zoning Staff,

We have been informed that the developers of the parcel on the SEC of Virginia & Hardin have requested to re-zone the parcel as multi-family, specifically the application from McKinney Hardin 2, LLC for PD Zoning change from “C-2 Local Commercial District” to “MF-3 Multi-Family Residential –Medium High Density” (Case: ZONE2020-0006Z. Touchmark supports this application for many reasons.

First, the C-2 zoning negatively impact traffic counts for our residents. Multi-family would alleviate and reduce traffic. Second, we are concerned with all three corners being developed as C-2 it would oversaturate the market with retail buildings. While our residents enjoy proximate retail, all four corners feel like an oversaturation for this area.

Furthermore, retail has been undergoing historic declines due to changing consumer habits of shopping online. The recent impacts to retail stores due to COVID-19 will likely hasten this process. Providing a diversity of uses will protect the vitality of the neighborhood.

Additionally, we believe the change to MF-3 will complement to our community and fill a need for “Class A” leasable apartments in the area. We look forward to being an employer of choice in the area and access to proximate housing for our team members is critical. Currently there is little multi-family options close to our future community.

Thank you for your consideration of Touchmark’ s opinion of this project. In short, multi-family re-zoning would reduce traffic counts, reduce retail vacancies, provide needed housing and enhance our community. Touchmark supports the application for the change in zoning.

Sincerely,

Kendra H. Lackey
President, Touchmark Development & Construction

TOUCHMARK

5150 SW Griffith Drive • Beaverton, OR 97005
503-646-5186 • Touchmark.com



Real Estate Management
2608 SE J Street
Bentonville, AR 72716-5510

7/13/20

Re: Re-Zoning Application near Walmart #6966, McKinney, TX

To Whom it May Concern:

It has come to our attention that the developers of the parcel on the SEC of Virginia & Hardin have requested to re-zone the parcel as multi-family, specifically the application from McKinney Hardin 2, LLC for PD Zoning change from "C-2 Local Commercial District" to "MF-3 Multi-Family Residential –Medium High Density". Walmart is in support of this application for the change in zoning.

Sincerely,

A handwritten signature in black ink that reads "Drew Marshall".

Drew Marshall

Real Estate Manager

Phone: (479) 273-4447 Fax: (479) 204-9634

AMarshall@walmart.com

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