

Eleana Galicia

To: Jorge Sandoval
Subject: RE: 7/11 build plan (Wilmeth and Lake Forest)

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

From: Jorge Sandoval
Sent: Monday, October 10, 2016 3:08 PM
To: Eleana Galicia <egalicia@mckinneytexas.org>
Subject: 7/11 build plan (Wilmeth and Lake Forest)

Hello Eleana

My name is Jorge, I live in Robinson Ridge in McKinney Texas. I've heard rumors that there are plans to build a 7/11 on the corner of Wilmeth and Lake Forest. I know that there are a lot of people in the surrounding neighborhoods that would oppose to the idea. I am a member of 3 groups on for our neighborhood on social media and there are many negative comments ranging from possible rise in theft, lower house values and more traffic.

I found your email on a post that a neighbor shared. She mentioned that letters from residents a have an impact on the decision wether to build or not. I personally dislike the idea of a 7/11. I would prefer a green area or a park the surrounding neighborhoods could use. It would be a great opportunity to meet new people.

I hope this letter is helpful in making a decision. I appreciate your time and look forward to learning what decision is made.

Thanks!

Jorge Sandoval

Eleana Galicia

To: Jacqueline Bragg
Subject: RE: 7/11 in our Neighborhood - Robinson Ridge (Lake Forest and Wilmeth)

From: Jacqueline Bragg
Sent: Tuesday, October 11, 2016 9:25 AM
To: Eleana Galicia <egalicia@mckinneytexas.org>
Subject: 7/11 in our Neighborhood - Robinson Ridge (Lake Forest and Wilmeth)

Good morning Ms Galica.

I was provided your email address by one of my neighbors and I wanted to submit my feedback regarding the potential of a 7-11 being built in our neighborhood.

I am strongly opposed to this. We have a beautiful community filled with homes and quite honestly I do not want to see traffic increased and the area cheapened by a store that attracts a lot more traffic in and out and a store that from my perspective doesn't portray class or quality.

If we want to bring retail to our area, PLEASE consider reviewing communities such as **Castle Hills, located off Hwy 121** and Josey/Main Street. It is a stunning community with retailers that actually add value, not cheapen it. This area is considered Lewisville.

The homeowners in Robinson Ridge and those still building have paid a hefty price to live in this community and quite honestly if we wanted to live in cheap areas, we would have moved east of I75. I don't mean this disrespectfully, in any manner and mean no offense but I don't want a 7-11 outside the entrance or exit to my home. It would also seem like a safety hazard to me due to the highly restricted ability we have to exit or enter our subdivision. Once on Lake Forest, there is only one way in and one way out. There are nearly 1,000 homes in the area. Imagine the potential catastrophe if there is a need to evacuate quick and safely. What will happen is severe delays @ L'Forest/Wilmeth to compound the back-up @ L'Forest and University which we already experience now when attempting to go eastbound on University.

I'm happy to discuss with you further if you'd like or submit anything else you'd want/need in writing. I appreciate your consideration of my request and ask that it be forwarded to all parties that make the decision regarding retail in our area.

Best Regards

Jacqueline Bragg
5505 Green Moss Hill
McKinney, TX 75071

Eleana Galicia

To: Richard Steinfeld
Subject: RE: Development Project 16-280 SUP

From: Richard Steinfeld
Sent: Wednesday, October 5, 2016 10:15 AM
To: Eleana Galicia <egalicia@mckinneytexas.org>
Subject: RE: Development Project 16-280 SUP

Eleana,

Thank you for the prompt response and offering to keep me in the loop. I can tell you that I am a house that is outside the 200 foot zone, but whose fence backs up to the vacant lot. I would be the house next to the number 668 on the map you sent me.

A 7-11 is a 24 hour, 7 days a week operation, with deliveries and pickups at all hours of the night. This will be a nuisance to the neighborhood! I have invested a lot of money into fixing up my house, and was hoping that this home would be where I finally settle down and retire at. I realize that the property was zoned for retail, and we all welcome retail. Most retail are closed at night, service their community and add value to the surrounding neighborhood.

Convenience stores like 7-11 account for 6% of crime nationwide. Now that might not seem like a lot, however, this 6% had remained unchanged over the last 30 years. They are repeatedly victimized by location. This is inviting crime to our neighborhood who has already seen an uptick in crime without this store. I live in a dark street with only one street light offering little deterrent to crime, we have no police presence to help keep the area safe and I seem to be the one of a few homeowners leading the charge to put in outside landscaping lights to brighten up the area. I don't feel that we need anything like a 7-11 to just invite more crime to our area.

Furthermore, we need to look at the environmental issues caused by gas stations and the reason we don't see many so close to homes. I think that the City of McKinney owes it to the homeowners to do the right thing. Build retail, build shops, put in whatever is needed to help beautify the area, but not a 12 station, gas service company like 7-11.

I have given your name to all the neighbors in my community. I will be going door to door soon if I need to in order to block this proposal. You are telling me that they are trying to work out "fire issues", which is something that you can't control 100% when you are dealing with a flammable product on a 24/7 basis. Not to mention everything else that I stated above.

In closing, this is in your hands. I pay taxes, I adhere to all the rules and laws of the City of McKinney. This is a great place to live, and you all preach about keeping things green and respecting the land. Let's not sell out to a corporation like 7-11. They already have two on Lake Forest and they don't need a third location here!

Please keep me informed and I do hope you begin to hear from more of my neighbors as I have been very vocal on our community blogs.

Again, thank you for your kindness and understanding of my anger and frustration.

Richard Steinfeld, CTS
Clinical Practice Lead