

From: CC Vock
Sent: Saturday, May 11, 2024 11:19 AM
To: Jacob Bennett
Cc: ❤️ Husband Cody Cunningham; Sarah Meux
Subject: Concerns with Planning requests N. Hardin

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Hi Jacob,

I'm reaching out about 2 zoning requests I saw on https://docs.google.com/spreadsheets/u/4/d/e/2PACX-1vSA_FqrCcB7qDRJLqZliMjtRxRp8DRvaAK_ILftEtsfLnhp1dljFOlg68jYYB53A05oCC4lw1GRKNTN/pubhtml:

24-0010SUP Car Wash N. Hardin - SUP
24-0043Z Hotel N. Hardin - Rezoning

As a resident in Hardin Village, which is just west across the street of the subject property, I am concerned about both of these requests because:

1. Safety for the school. The city did not allow the The Fairfield Inn and Suites at the original location and it was moved back to 1600 Hardin Blvd, McKinney, TX 75071. At the time that was considered, there was a shooting from a hotel room to nearby places and the community determined it would not be wise to put a hotel room with rooms across the street from the school. The proposed building would be very close to the school and allow for that same potential shooting.

2. Noise and traffic bothering nearby residences. These proposed buildings would create a high volume of noise with the 14 vacuums and car wash noises. That is not appropriate to be so close to a neighborhood. Both would bring many additional cars on a consistent basis. It can be challenging to turn left out of Crowe to go north onto Hardin Blvd as it is today. Those would exacerbate the problem.

3. I also don't like the idea of potentially random hotel guests walking around our neighborhood. We are a small community, which is something that draws people to Hardin Village. The hotel could change that dynamic.

I've copied two neighbors on this, who live in Hardin Village and are on the HOA board with me.

What other ways do you recommend making concerns known?

Thank you,
Chris Vock
1613 Canadian Ln

From: Caitlyn Strickland
Sent: Monday, July 8, 2024 9:49 AM
To: Jacob Bennett
Subject: FW: Concern about North Hardin C3 Rezone (File #: 24-0043Z2)

Cait Strickland, AICP

Planning Manager (Development Review)

City of McKinney | Development Services Division
[221 N. Tennessee St.](#) | [McKinney, TX 75069](#)
phone 972.547.7404 | cstrickland@mckinneytexas.org

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From: Allison Todd
Sent: Sunday, July 7, 2024 9:04 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Concern about North Hardin C3 Rezone (File #: 24-0043Z2)

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File #: 24-0043Z2 Name: North Hardin C3 Rezone

To Whom it May Concern,

My name is Allison Todd and I am a resident of McKinney, teacher with MISD, and a parent to two MISD students. It was brought to my attention that the city plans to rezone the property at 1565 North Hardin Boulevard and build a hotel. As a parent of a student that currently attends Cockrill Middle School and another one that will be there in two years, I strongly disagree with this. There is already a hotel very close, multiple new retail businesses, busy traffic and new apartment complexes right in this area. That is not good for the students, staff or parents of Cockrill. I am very concerned with the safety of these children. Please reconsider this zoning change. There are many other locations in McKinney that could be used for this. We don't need more people, traffic or opportunities for our children safety to be at jeopardy.

Thank you,
Allison Todd

From: Caitlyn Strickland
Sent: Monday, July 8, 2024 9:50 AM
To: Jacob Bennett
Subject: FW: File #: 24-0043Z2 Concerns about North Hardin C3 Rezone

Cait Strickland, AICP

Planning Manager (Development Review)

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From: Kim Kleppe
Sent: Sunday, July 7, 2024 12:24 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: File #: 24-0043Z2 Concerns about North Hardin C3 Rezone

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File #: 24-0043Z2
Name: North Hardin C3 Rezone

As the parent of a Cockrill Middle School student, I am very concerned with the proposed rezoning of the property at 1565 North Hardin Boulevard.

Having a hotel this close to a school allows for way too much easy access to our students. It also allows for people to watch and learn school schedules, teacher schedules, etc very easily without being noticed. For home owners and those living in apartments, there are background checks and regulations for how close sex-offenders can live to a school. None of these safeguards are in place for hotels. Putting a hotel next to the school is an all-around safety issue for our school, students, and teachers.

It is absolutely wrong for our city to put revenue above student safety. Please do NOT approve this zoning change.

Thank you,

Kim Kleppe
716 Mayberry Dr
McKinney, TX 75071

From: Caitlyn Strickland
Sent: Monday, July 8, 2024 9:51 AM
To: Jacob Bennett
Subject: FW: Concerns about North Hardin C3 Rezone

Cait Strickland, AICP

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From: Rebecca Fulenchek
Sent: Friday, July 5, 2024 8:20 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Concerns about North Hardin C3 Rezone

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File #: 24-0043Z2
Name: North Hardin C3 Rezone

As the parent of a Cockrill Middle School student, I am very concerned with the proposed rezoning of the property at 1565 North Hardin Boulevard. In 2018, the city did not approve The Fairfield Inn and Suites at the original proposed location along Hardin Blvd because of the proximity to the middle school. This current proposal of a hotel is even closer than the 2018 proposal. Please uphold your decision to not allow a hotel to be built this close to a school in our community. There are plenty of other viable locations in the city for hotels. Please do not allow one to be built this close to our middle school.

Thank you,
Rebecca Fulenchek

From: Caitlyn Strickland
Sent: Monday, July 8, 2024 9:51 AM
To: Jacob Bennett
Subject: FW: Concern About North Hardin C3 Rezone (File #: 24-004Z2)

Cait Strickland, AICP

Planning Manager (Development Review)

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From: Christine Hernandez
Sent: Saturday, July 6, 2024 10:09 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Concern About North Hardin C3 Rezone (File #: 24-004Z2)

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Good morning,

As a parent of a Cockrill Middle School student, I am beyond concerned with the proposed rezoning of the property at 1565 North Hardin Blvd. I do not find it appropriate to place another hotel in such close proximity to any school - was disappointed at the one that went up on the opposite side of Hardin already. The city of McKinney is booming with new development and surely can find another business willing to take up residence at this location. Please, for the safety of my child and all the other children attending Cockrill Middle School, do not approve another hotel so close to the school.

Many parents I have spoken to and heard comments from are concerned about the very same issue and have desired to reach out to the city in hopes that we can be heard.

Thank you for your time,
Christine Hooks

From: Caitlyn Strickland
Sent: Monday, July 8, 2024 9:51 AM
To: Jacob Bennett
Subject: FW: Concern about North Hardin C3 Rezone (File #: 24-0043Z2)

Cait Strickland, AICP

Planning Manager (Development Review)

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From: Ashleigh Beale
Sent: Saturday, July 6, 2024 11:01 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Concern about North Hardin C3 Rezone (File #: 24-0043Z2)

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File #: 24-0043Z2
Name: North Hardin C3 Rezone

As the parent of a Cockrill Middle School student, I am very concerned with the proposed rezoning of the property at 1565 North Hardin Boulevard as I understand the proposed use is a hotel.

There is already a Fairfield Inn across the street from Cockrill Middle School. Placing yet another hotel so close to a school is a safety concern, as hotels naturally attract people who are not anchored to our community.

There are children who walk to and from school, stay late for after school activities, etc. and hotels create increased opportunity for crimes - from theft to trafficking and more.

There is no need for another hotel in this location. Please consider the safety of our children over profit when making this decision.

Thank you,
Ashleigh Beale

Sent from my iPhone

From: Caitlyn Strickland
Sent: Monday, July 8, 2024 9:53 AM
To: Jacob Bennett
Subject: FW: Concern about North Hardin C3 Rezone (File #: 24-0043Z2)

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From: Ashley Lehman
Sent: Saturday, July 6, 2024 1:19 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Concern about North Hardin C3 Rezone (File #: 24-0043Z2)

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File #: 24-0043Z2
Name: North Hardin C3 Rezone

As the parent of a Cockrill Middle School student, I am very concerned with the proposed rezoning of the property at 1565 North Hardin Boulevard.

This development is a safety concern to the students attending Cockrill Middle School because it's too close in proximity to the school. There's already a hotel across the street, and McKinney has plenty of other options for hotel properties. No other middle school has a hotel that close to the building. Please do not allow the approval of this development.

Thank you,

Ashley Lehman
McKinney Resident

From: Caitlyn Strickland
Sent: Monday, July 8, 2024 9:54 AM
To: Jacob Bennett
Subject: FW: Concerns about N. Hardin C3 Zone File #24-0043Z2

Cait Strickland, AICP

Planning Manager (Development Review)

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From: K Jack
Sent: Saturday, July 6, 2024 2:29 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Concerns about N. Hardin C3 Zone File #24-0043Z2

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To whom it may concern,

It is with shock and a bit of Déjà vu to see Mckinney Planning is yet again trying to put a hotel next to Cockrill Middle School. We have been here before in 2018 with Fairfield Inn, which was then relocated further North due to residential complaints and concerns about having a hotel less than 0.5 miles from a school. Yet, here we are again with a proposal that puts a hotel even closer and on the same side of the street as the school. It is only blocked by a one-story business. This is unacceptable and inappropriate.

Why? Why are we repeating an attempt at something that was rejected by McKinney Residents in the past? Why are you trying again to put a hotel, with visual lines, to a Middle School where students commute by foot, and go outside for PE and athletics? Why is the safety of McKinney students not factored into a decision and given greater weight than commercial planning? Why are previous residential objections not considered? Just why?

Again, this is unacceptable. It should not be rezoned, AND a hotel should not be allowed within such close proximity of a school. McKinney students and residents deserve

better. Do better McKinney. Figure out a different use for this space and say no to a hotel.

Sincerely,
Kimberly Jackson

From: Caitlyn Strickland
Sent: Monday, July 8, 2024 9:54 AM
To: Jacob Bennett
Subject: FW: Concern about North Hardin C3 Rezone (File #: 24-0043Z2)

Cait Strickland, AICP

Planning Manager (Development Review)

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From: Ashley Hadwick
Sent: Saturday, July 6, 2024 3:53 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Concern about North Hardin C3 Rezone (File #: 24-0043Z2)

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File #: 24-0043Z2
Name: North Hardin C3 Rezone

As the parent of a Cockrill Middle School student, I am very concerned with the proposed rezoning of the property at 1565 North Hardin Boulevard as I understand the proposed use is a hotel.

There is already a Fairfield Inn across the street from Cockrill Middle School. Placing yet another hotel so close to a school is a safety concern, as hotels naturally attract people who are not anchored to our community.

There are children who walk to and from school, stay late for after school activities, etc. and hotels create increased opportunity for crimes - from theft to trafficking and more. There is no need for another hotel in this location. Please consider the safety of our children over profit when making this decision.

Thank you,

Ashley Hadwick

From: Caitlyn Strickland
Sent: Monday, July 8, 2024 9:54 AM
To: Jacob Bennett
Subject: FW: Concern about North Hardin C3 Rezone

Cait Strickland, AICP

Planning Manager (Development Review)

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From: Crystal Bayley
Sent: Saturday, July 6, 2024 9:07 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Concern about North Hardin C3 Rezone

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Subject: (File #: 24-0043Z2)
File #: 24-0043Z2
Name: North Hardin C3 Rezone

To Whom it May Concern,

As the parent of a Cockrill Middle School student, I am very concerned with the proposed rezoning of the property at [1565 North Hardin Boulevard](#). Our family feels that this is too close to a middle school. With the world today, we do not need to take any chances of allowing predators easy access to our children. We know that the city of McKinney is growing, but there is not a need for a hotel to be located near a school. Our community needs to be a safe spot for children. There are plenty of other locations to put a hotel.

Thank you for your time and consideration.
Crystal Bayley

From: Caitlyn Strickland
Sent: Monday, July 8, 2024 9:54 AM
To: Jacob Bennett
Subject: FW: File# 24-0043Z2

Cait Strickland, AICP
Planning Manager (Development Review)

City of McKinney | Development Services Division
221 N. Tennessee St. | McKinney, TX 75069 phone 972.547.7404 | cstrickland@mckinneytexas.org

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

From: Megan Taylor
Sent: Saturday, July 6, 2024 10:50 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: File# 24-0043Z2

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This is in regards to the zoning of a hotel near Cockrill Middle School. My family is immensely against this zoning project. There many places this could go besides next to a middle school. This is on the list of many places that the city has put in the wrong areas. The city planner needs to think of our community and our children instead of the pocketbooks. Please cancel and or move this project.

Thank you!

Megan Taylor

From: Caitlyn Strickland
Sent: Tuesday, July 9, 2024 7:40 AM
To: Jacob Bennett
Subject: FW: Opposed to Hotel and Car Wash @1565 N Hardin

Cait Strickland, AICP

Planning Manager (Development Review)

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From: Jennifer Whalen
Sent: Monday, July 8, 2024 10:59 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Cc: Alexandria Whalen
Subject: Opposed to Hotel and Car Wash @1565 N Hardin

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As a Hardin Village homeowner on Angelina Drive, I am extremely opposed to a Hotel and Car Wash @ 1565 N. Hardin Blvd. **NO, NO, NO!!**

1565 N Hardin would be the listed street address of these businesses. Hardin Blvd. off of 380 is extremely busy with traffic already.

What I would like to highlight here is **the backside of the Hotel and Car Wash would be Bois D' Arc**, which is where our quiet neighborhood is located. We purchased our homes to be a part of a neighborhood, a community NOT PART OF A CONGESTED conglomerate of big buildings that create additional traffic, noise, trash, transients, coming and going of employees, visitors and deliveries at all times of the day and night (the nature of a hotel), while leaving our families feeling less secure, less safe and less peaceful.

A few very important reasons why **TRAFFIC-WISE ALONE**, this proposed Hotel and Car Wash would be a DANGEROUS addition to an already congested area:

- 1.
- 2.
3. This area is a
4. **SCHOOL ZONE**
5. and is located almost directly across from a middle school! There are
6. **STUDENTS WHO WALK**
7. along Bois D'Arc to the middle school, there is a **SCHOOL**
8. **BUS STOP @** Bois D'Arc and Crowe Ln and there are perhaps
9. **20 OR MORE SCHOOL BUSES**
10. which travel Bois D' Arc, Crowe Ln. and Hardin
11. **EVERY MORNING AND AFTERNOON**
12. to deliver students to the middle school and nearby High School. **DO**
13. **NOT BRING MORE TRAFFIC TO THIS SCHOOL ZONE!**
- 14.

- 2.
- 3.
4. **THERE IS SOON TO OPEN 383 NEW HOUSING UNITS**
5. whose entrance will open onto Bois D'Arc ALMOST EXACTLY ACROSS THE STREET
6. FROM YOUR PROPOSED BUSINESSES! Our small residential development has yet to feel the negative effects of this development in the way of
7. **TRAFFIC, NOISE, TRASH.**
8. The tremendous strain which Bois D'Arc will feel with 383 new units (x multiple
9. residents per unit!) has yet to be measured. **I CANNOT IMAGINE**
10. **THE FURTHER STRAIN A HOTEL AND CAR WASH WOULD HAVE ON BOIS D'ARC!**
- 11.

- 3.
- 4.
5. **BOIS D' ARC IS ALREADY USED AS A CUT THROUGH FROM 380 TRAFFIC**
6. for folks that want a quicker route than the Hardin/380 intersection.
- 7.

Your proposed Hotel and Car Wash
WILL IN NO WAY "enhance the local community by providing a valuable service." **TAKE YOUR PROPOSED HOTEL AND CAR WASH ELSEWHERE.**

Sincerely,
Alexandria Benitez