

Community Petition Opposing Zoning Change for 801 N. Tennessee Street

To: [Mckinney City Council / Planning & Zoning Commission / Mayor's Office] City of Mckinney

We, the undersigned residents, property owners, and concerned community members, strongly oppose the proposed zoning change for the property located at 801 North Tennessee Street, which would allow the development of a 3-story mixed-use building with retail on the ground floor and residential apartments above.

Our Opposition Is Based on the Following Concerns:

1. Incompatible with Neighborhood Scale and Character

There are no buildings of comparable height or density in the surrounding neighborhood. A 3-story structure would drastically alter the streetscape, overshadow nearby homes, and set an unwanted precedent for overdevelopment.

2. Increased Noise, Traffic, and Public Nuisance

Retail activity and residential density at this scale would significantly increase vehicle and foot traffic, noise levels, and late-night disturbances - particularly concerning given the proximity to family homes and quiet residential streets.

3. Lowering of Property Values

Such a dense and out-of-scale project poses a threat to nearby property values, as it diminishes the appeal of the area for families and long-term homeowners. We fear a loss of neighborhood identity and desirability.

Community Petition Opposing Zoning Change for 801 N. Tennessee Street

4. Strain on Infrastructure and Safety Risks




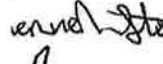

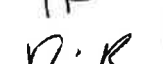
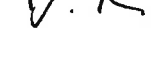
5. Proximity to the McKinney Historic District

801 N. Tennessee Street is located near the McKinney Historic District, an area valued for its preserved architecture, walkability, and small-town charm. A 3-story mixed-use development of this nature would conflict with the historic aesthetic and scale of the district, potentially disrupting the visual harmony and ambiance that attract residents and visitors alike.

The proposed development could overwhelm parking availability, waste services, and increase risks for pedestrians and cyclists, especially children and seniors.

We respectfully request that the City:

- Reject the proposed zoning change for 801 N. Tennessee Street;
- Preserve the established single-family residential and small-scale community feel of the neighborhood;
- Support responsible development that aligns with the height, scale, and character of existing structures in the area.

Signature	Name	Address	Email/Phone (optional)
	ERIC DAMEWOOD	711 N. KENTUCKY ST.	972-658-8092
	Lisa Damewood	711 N. Kentucky St.	404-906-8811
	Adam Stewart	720 N. Kentucky	530-210-6178
	Hannah Stewart	720 N. Kentucky St	469-207-6865
	DARLENE TAHER	716 N KENTUCKY ST	254-226-5906
	Yadira Ramos	709 N Kentucky St	469 247 6989
	Dora Kenter	709 Kentucky St	214-2531681

To: McKinney City Council / Planning & Zoning Commission / Mayor's Office City of McKinney

Subject: Strong Opposition to Proposed Zoning Change for 801 N. Tennessee Street, 24-0145Z - The Loft Rezone

Dear Esteemed Members of the City Council, Planning & Zoning Commission, and Mayor's Office,

My name is Adam Stewart, and I am writing to you today, along with my wife, Hannah Stewart, as deeply concerned residents and property owners in the neighborhood surrounding 801 North Tennessee Street. We are submitting this personal letter to reiterate our strong opposition to the proposed zoning change that would permit a 3-story mixed-use development at this location. The proposed location is right over our backyard fence.

As parents to two young daughters, one just 5 months old and the other 3 years old, our primary concern is to provide a quiet, safe, and nurturing environment for our family to grow. We chose this neighborhood precisely for its established character, its sense of community, and the peace it offers. The thought of a 3-story mixed-use building directly impacting our immediate surroundings is incredibly distressing.

A significant concern for us is the issue of privacy. A taller building of this nature would undoubtedly provide views directly into our backyard, compromising the privacy of our home and our family's outdoor activities. Our yard is a cherished space for our children to play, and the loss of this privacy would severely diminish our ability to enjoy our property. In addition such a structure would also likely increase light pollution.

Furthermore, our neighborhood already contends with existing challenges that we fear this development would only exacerbate. We have personally experienced issues with noise and crime, including a shooting just a few blocks away. We have also had to contact the city dozens of times regarding homeless individuals and trash encroaching upon our property, and we regularly deal with industrial noise from the lawn company across the street. The last thing our block needs is an increased population density and more commercial noise, especially with the proposed development situated right behind our fence.

We echo the concerns raised in the community petition regarding the incompatibility of this project with the existing neighborhood scale and character. There are no other buildings of comparable height or density, and this development would drastically alter the streetscape, overshadowing nearby homes and setting an unwelcome precedent for overdevelopment. The increased vehicle and foot traffic, noise levels, and potential for late-night disturbances associated with retail activity and residential density are particularly alarming for a family with young children.

We respectfully urge you to consider the profound impact this proposed zoning change would have on the quality of life for families like ours. We ask that you:

- **Reject the proposed zoning change for 801 N. Tennessee Street.**
- **Preserve the established single-family residential and small-scale community feel of our neighborhood.**
- **Support responsible development that aligns with the height, scale, and character of existing structures in the area.**

Thank you for your time and consideration of our concerns. We trust that you will make a decision that prioritizes the well-being and established character of our community.

Sincerely,

Adam Stewart

Hannah Stewart

Handwritten signatures of Adam Stewart and Hannah Stewart. Adam's signature is above Hannah's. Both are in cursive script.

720 N. Kentucky St, Mckinney, TX 75069

530-210-6178

Eric M. Damewood
711 N. Kentucky Street
McKinney, TX 75069

July 22, 2025

Re: #ZONE2024-0145

To The Planning & Zoning Commission:

My name is Eric Damewood, and I live at 711 N Kentucky St, McKinney, TX. My first concern with the rezoning of 801 N Tennessee St is the potential increase in traffic and parking congestion on N Kentucky, N Tennessee and Heard Streets. My second concern is 801 N Tennessee wraps around to N Kentucky. The N Kentucky St portion is on the even side of the street and is directly across from 701 and 703 N Kentucky St. My concern is 712 N Kentucky St. This parcel is owned by an out-of-state investor, and this single parcel sits directly across from 705, 709 and 711 N Kentucky St (my address). With a mixed-use development at 801 N Tennessee St, and an out-of-state investor owning 712 N Kentucky St, my concern is the developer of 801 N Tennessee St acquiring the parcel at 712 N Kentucky St and building additional retail/loft units on that parcel. Further, the parcel at 714 N Kentucky St is also owned by an out-of-state investor. Not only would these potential property acquisitions and subsequent development increase traffic and congestion, but I would be looking at a three story building anytime I sat relaxing in my front yard. I have no issue with rezoning the parcel at 801 N Tennessee St from Light Manufacturing to Single Family but strongly oppose any effort to rezone the parcel to a Planned Development District. I would also strongly oppose any effort to rezone the parcel to Multi-Family as well. Please include this letter in the meeting record. Thank you.

Sincerely,

