

Araceli Botello

Subject: FW: MF CMP-121

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

From: Martin Sanchez

Sent: Tuesday, October 10, 2023 2:47 PM

To: Kaitlin Sheffield

Cc: Martin Sanchez ; Casey Gregory

Subject: MF CMP-121

CITY OF MCKINNEY SECURITY NOTICE

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Mrs Sheffield:

As you are aware, I have represented the ownership on the hard corner of SH 121 and US 75 for nearly twenty years. I have also been fortunate to be involved in the development of thousands of acres in McKinney and the surrounding area including multi-family, single family, mixed-use, commercial/retail, corporate office and even industrial development.

Please accept this letter of support for the proposed zoning on CMP and MRP for multi-family. Unfortunately, I am out of town on business (delayed by bad weather) and will not be able to be there in person.

From my perspective, that area of town is challenging (from a land use perspective) with few viable land use options.

- CMP is no longer a major arterial in that stretch. City downgraded the road
- MRP is no longer a major arterial in that stretch. City downgraded the road
- the ultimate alignment of 121/75 drastically changed the access patterns in that area
- when the interchange was designed MRP's need as a high capacity arterial from Hardin east was drastically diminished.
- the subject property must contend with the alignment of CMP (which was set nearly 20 years ago), a drainage way, high voltage power lines and industrial development to the south. This is a challenging site.
- the viability of that particular tract as commercial/retail is slim to none. Commercial/retail requires high visibility and high traffic counts; neither of which are reflected at this intersection. The NEC and NWC are both commercial/retail and even those tracts are suspect. The viability of commercial/retail on the northern tracts will be directly tied to the amount of residential in that CMP/MRP area.
- I have coordinated with the developer of the SWC of CMP/MRP on future alignment adjustment of CMP that might introduce additional access ways for that area; but those preliminary access discussions are only possible if the landowners work together.

- although we have MF zoning on the hard corner, we do not see this proposed land use as competition or even as an over concentration.
- The proposed MF is reflective of the viable market options. That area, like other areas of the previously noted Regional Employment Center, have a mixture of single family detached, townhomes, market rate MF, rent controlled MF, and dense urban MF (like what we expect on our tract). This area is similar to the “Alma Corridor” in Craig Ranch, “the bullet OR football” in McKinney Ranch and even the Valliance Bank area near Lake Forest and SH 122. For long term viability, a mixture of both vertical and horizontal mixed use is needed.

I apologize for the tardiness of this message, but travel plans have prohibited my attendance; otherwise, I would be there to support this proposal in person.

Regards,

J. Martin Sanchez, CEO
The Sanchez Advisory Group

Sent from my iPhone