

From: Terri Ramey
Sent: Tuesday, March 12, 2024 9:28 AM
To: Jacob Bennett
Cc: Caitlyn Strickland; Wendy Semper
Subject: FW: Online Form Submittal: Citizen Comments - 24-0011Z (Dean Liu)

1. 031224 PZ mtg.
2. Item # 24-0011Z
3. Dean Liu

Thank you,
Terri Ramey

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, March 11, 2024 9:33 PM
To: Deana Smithee <dsmithee@mckinneydc.com>; Linda Jones <ljones2@mckinneycdc.org>; Terri Ramey <tramey@mckinneytexas.org>; Kathy Wright <kwright@mckinneytexas.org>; Akia Pichon <apichon@mckinneytexas.org>; CitySecretary <CitySecretary@mckinneytexas.org>; Wendy Semper <wsemper@mckinneytexas.org>; Melanie Molina <mmolina@mckinneydc.com>
Subject: Online Form Submittal: Citizen Comments

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Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 3/12/2024

My public comments are for an item: ON the Agenda

Agenda Item #: Rezone Case # 24-0011Z

Support or Oppose Agenda Item?: Oppose

Public Comments

Due to legal requirements, the Council or specified Board cannot take action on Citizen Comments topics; however they can:

- Provide statements of fact regarding the topic,
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- Request the topic be included as part of a future meeting, and / or
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Comments

Dear City Council Chair and Members,
 We are local residents of Hardin Village in McKinney. We strongly oppose allowing Rezoning Case #24-0011Z to rezone from AG/HC to C3/MF30/HC, particularly to large commercial buildings and multifamily residential district. By way of talking with our neighbors, we understand this strong opposition is widely shared among local residents.
 Approval of the rezoning request would have significant negative impact on local community contradicting the original zoning design and create multiple sources of hazards as mentioned below:

1. Safety Issues with increased foot traffic nearby for current single-family neighborhood and Middle School, including but not limited to with law breakers, theft, Vandalism etc .
2. Worsening of Traffic Congestion around 380 and I75, notably with the major intersections nearby already being challenged to cope with Middle School/ Supermarket/ Cinemax/ 24Hr Fitness/ Gas Station traffic. By adding large commercial buildings or multi-family community, this will cause unintended local congestion and associated issues.
3. Noise Pollution. We already get loud traffic noise associated with malls/cinemax/gyms nearby. We deal with this as “necessary” noise. Can’t tolerate further worsening of the noise situation.
4. Physical pollution and Degradation of the agri-land, slope erosion, etc.

We call upon City Council members to vote against this rezoning proposal. Thanks for your support.

First Name

Dean

Last Name

Liu

Address 1

4136 Angelina Drive

Address 2

Field not completed.

From: Terri Ramey
Sent: Tuesday, March 12, 2024 1:49 PM
To: Jacob Bennett
Cc: Caitlyn Strickland; Wendy Semper
Subject: FW: Online Form Submittal: Citizen Comments - 24-0011Z (Zack Hegazin)

1. 031224 PZ mtg.
2. Item # 24-0011Z
3. Zack Hegazin

Thank you,
Terri Ramey

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, March 12, 2024 1:43 PM
To: Deana Smithee <dsmithee@mckinneydc.com>; Linda Jones <ljones2@mckinneycdc.org>; Terri Ramey <tramey@mckinneytexas.org>; Kathy Wright <kwright@mckinneytexas.org>; Akia Pichon <apichon@mckinneytexas.org>; CitySecretary <CitySecretary@mckinneytexas.org>; Wendy Semper <wsemper@mckinneytexas.org>; Melanie Molina <mmolina@mckinneydc.com>
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Comments	I am opposing the project of adding another multihome development in the area
First Name	Zack
Last Name	Hegazin
Address 1	4032 Angelina Dr
Address 2	<i>Field not completed.</i>
City	McKinney
State	TX
Zip	75071

Email not displaying correctly? [View it in your browser.](#)

From: Wendy Semper
Sent: Tuesday, March 12, 2024 2:41 PM
To: Jacob Bennett
Cc: Caitlyn Strickland; Terri Ramey
Subject: FW: Online Form Submittal: Citizen Comments - 24-0011Z (Sarah Meux)

1. 031224 PZ mtg.
2. Item # 24-0011Z
3. Sarah Meux

Wendy Semper
Administrative Assistant
City of McKinney | Planning Department
221 N. Tennessee St. | McKinney, TX 75069
Ph: 972.547.7432
wsemper@mckinneytexas.org

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, March 12, 2024 2:13 PM
To: Deana Smithee <dsmithee@mckinneydc.com>; Linda Jones <ljones2@mckinneycdc.org>; Terri Ramey <tramey@mckinneytexas.org>; Kathy Wright <kwright@mckinneytexas.org>; Akia Pichon <apichon@mckinneytexas.org>; CitySecretary <CitySecretary@mckinneytexas.org>; Wendy Semper <wsemper@mckinneytexas.org>; Melanie Molina <mmolina@mckinneydc.com>
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Comments

My home, at 4120 Angelina, is adjacent to the property under consideration for rezoning. My main concern is the potential removal of trees on the Mixon side, which currently provide privacy and buffer. I worry that without any kind of buffer between the spaces, our backyards and homes would be flooded with light and noise from a building or even a parking lot. I would like to request green space and additional trees to be incorporated into the development plan. Additionally, I am also concerned about the allowable height for any new development which is currently up to 4 stories. I am advocating for a change to align this with the neighboring apartments currently under construction off Bois d'Arc, Jefferson Verdant. My understanding is that the Jefferson Verdant project was initially planned to be 4 stories. However, this plan was modified to include 2-story townhomes directly behind our neighborhood, with 3-story apartments closer to Hwy 380. Given this precedent, I believe it would be more appropriate for the allowable height of the proposed project to be adjusted to match the surrounding developments. Concerns also include increased traffic and congestion on Bois D'Arc due to existing and upcoming projects. Negotiating left turns onto and off Bois D'Arc from 380 is already challenging and hazardous. Thank you for your time and attention to this matter.

First Name

Sarah

Last Name

Meux

Address 1

4120 Angelina Drive

Address 2

Field not completed.
