

From: CATHERINE EBERLY
Sent: Monday, October 24, 2022 12:16 PM
To: Kaitlin Sheffield <ksheffield@mckinneytexas.org>
Subject: Zoning request change Virginia Parkway

Good morning Ms. Sheffield,

My name is Catherine Eberly and I'm sending this email in regards to a zoning change request for the acreage behind Genesis Church on Virginia Parkway. We live in Stonebridge Estates subdivision and we would be directly impacted by this development. My (my husband's as well) concerns remain the same as a previous email we sent regarding this matter and a larger proposed development brought earlier this summer. I still think the traffic this proposed development will bring is not safe for the area. We are also still concerned about safety, lighting, trash locations and additional noise. One of our biggest concerns is if the zoning restrictions change and then the developer changes his plans and does not build what was originally planned. It does bring concerns regarding our property values in the future. We still feel there are better locations in the city for this type of development to be built. Thank you for taking the time to read this and listening to the concerns of residents in the surrounding area of this proposed zoning change.

Regards,

Craig and Catherine Eberly

From: Penny Hawkins
Sent: Saturday, October 22, 2022 6:26 PM
To: Kaitlin Sheffield <ksheffield@mckinneytexas.org>
Subject: File #22-0112Z Protest

10/22/22

Hello Kaitlin,

My husband & I are within the 200 foot buffer zone of an apartment complex that is proposed behind Genesis church on Virginia Parkway. It has been brought to our attention that there is an agenda item for the 10/25/22 meeting regarding File #22-0112Z, yet we have received no formal notification from the city about this meeting or the proposed plans. It is my understanding that the homes within the buffer zone were to be notified 10 days in advance of a scheduled meeting that could affect their property. The only way that we knew about this is because the developer sent a one page, very vague letter to us that could have been very easily overlooked and with no proposed date of the meeting. I have been researching as best I can today and did find the agenda item and noticed that one letter states that there has been no opposition to the project. Can you please explain the process for zoning changes? How are we supposed to know when or what changes are in the pipeline when we, within the buffer zone, have not been notified. I have noticed that the zoning sign is still present, but because we went through this last June, and the signs never came down, it appeared that nothing had changed.

We are strongly against the project. It is not the right fit for the communities that surround it. McKinney has always been very consistent with keeping similar type communities together. Apartments in the middle of single family residential neighborhoods does not seem compatible with the cities existing communities. The height, parking, entrance, exit & overall structure makes no sense. Not to mention the traffic that is already overwhelming with the school and commuter traffic.

These apartments are not intended to meet the needs of the underserved in our community as stated in the developer's letter of intent. As a matter of fact, we were told that this will be quite an elite "senior" community that will be "a very low key, bedroom type community" with little activity. and would only need, at most, 1.3 parking stalls per unit. Most 55+ live very active lives - the idea that they won't need parking & a proper entrance & exit is not correct. Most 55 - 65 year olds are still working and generally with 2 income earners in the home which require 2 cars. My husband & I are well into our 70s with very active lives & have 2 cars. We couldn't get along with one car.

In addition, property values in this location will suffer. Our community is overwhelmingly against the project. This property should stay within the current zoning boundaries.

Please enter our protest into the record and consider the overall negative affect this will have on the community.

Thank you for your consideration.

Howard & Penny Hawkins
5801 N Woodcreek Cir
McKinney, TX 75071

From:

Sent: Monday, October 24, 2022 6:54 AM

To: Kaitlin Sheffield <ksheffield@mckinneytexas.org>

Cc: Bill Cox; bry@brysonrealty.com; Bob Roeder

Subject: File# 2022 -0112 Zoning Change Request to Apartments – Protest

As of this Monday morning no resident of Stonebridge Estates or Cambridge has received a Public Hearing Notice from the City.

My address is 405 Brakebill Hill and is in Stonebridge Estates Buffer Zone.

I firmly protest the building of apartments next door. Below are a few reasons:

1. It is not in keeping with the adjacent neighborhood. The property is surrounded by single family homes on (3) sides. Apartments in close proximity also affects property values.
2. The Developer mentioned he would have no trouble leasing the units since it would lie next to 1-2 million dollar homes.
3. The Developer has flip flopped on their intention from build & sell to maybe they would manage for a few years - they have no long term plans for the City
4. In their Letter of Intent they mentioned 1-story Villas on the peripheral - there are no Villas on the site plan
5. In their new site plan they moved the trash bin from the northwest corner to the southwest corner in front of 2 houses
6. They never took their zoning signs down since the May time frame - perhaps I don't understand the rules - thought they had to be down 2 weeks after the last P & Z Meeting
7. This filing is disturbing to the residents in the Estates & Cambridge and is a total waste of City resources and the P & Z board's time
8. The last time this developer filed the City explained that apartments conflicted with their 2040 Plan - they don't care & are disrespectful of the City - they filed again anyway

Thank you to the City for looking out for us. City planners, P & Z Board, City Council and the Mayor of this great city are deeply appreciated.

Respectfully,

Sheila Johnson

A proud resident of McKinney for 27 years!