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Sent: Friday, November 4, 2022 4:29 PM

To: Deana Smithee <dsmithee@mckinneyedc.com>; Joanne Isom <jisom@mckinneyedc.com>; Linda Jones <ljones2@mckinneycdc.org>; Terri Ramey <tramey@mckinneytexas.org>; Kathy Wright <kwright@mckinneytexas.org>; Akia Pichon <apichon@mckinneytexas.org>; City Secretary <CitySecretary@mckinneytexas.org>

Subject: Online Form Submittal: Citizen Comments

*****CITY OF MCKINNEY SECURITY NOTICE*****

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Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 11/8/2022

My public comments are for an item ON the Agenda

Agenda Item # 22-0112Z

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,
- Request the topic be included as part of a future meeting, and / or
- Refer the topic to city staff for further study, conclusion, or assistance.

Public Comments must be delivered in person at the meeting to be included in the meeting record. Comments submitted through this online form will be delivered to the City Council but not included in the meeting record.

Comments Please note the following is for inclusion in the meeting record if possible.

As a home owner at 305 Joplin Dr I have notable concerns related to the planned property development. The development

will result in decreased privacy and increased traffic volume on Virginia Pkwy, all of which I believe will decrease my property value and/or opportunity for future resale, if so desired, with perspective buyers. There is not a significant amount of separating trees and brush to maintain privacy despite the height of the facility. During different seasons, when leaves are sparse, you can nearly completely visualize the existing planned development area now. The development also indicates it may use the portion designated as a pond for one story property, placing the facility even closer into mutual view.

Additionally, the traffic on Virginia Pkwy has become overwhelming and congested in it's existing state. It is very difficult at times to merge onto Virginia Pkwy from Joplin Dr, and though needed, there is no traffic light to help manage the traffic.

Adding the proposed complex will only increase the number of commuters traveling on Virginia Pkwy, making a bad situation worse. The proposed area seems "squeezed" into a small area that does not allow existing property owners to be unaffected.

First Name	Kimberly
Last Name	Cheathem
Address 1	305 Joplin Dr
Address 2	<i>Field not completed.</i>
City	MCKINNEY
State	TX
Zip	75071
Email Address	

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