

- McKinney Subdivision News -

RV PARK WANTS TO LOCATE IN NEIGHBORHOOD!

Planning and Zoning Change Hearing on January 27th

HIGH DENSITY RV PARK BUYS INTO MCKINNEY NEIGHBORHOOD

Jan 22, 2009

MCKINNEY - - A high density RV Park with over 65 planned RV stalls wants to locate in the exclusive El Dorado area. McKinney Ranch Road R.V. Resort plans to develop the first RV park in the City of McKinney in an area previously limited to upscale homes and retail. The developer purchased the land on McKinney Ranch Road, just east of the new Collin-McKinney parkway currently under construction before even obtaining a required zoning change which would allow for such a use.

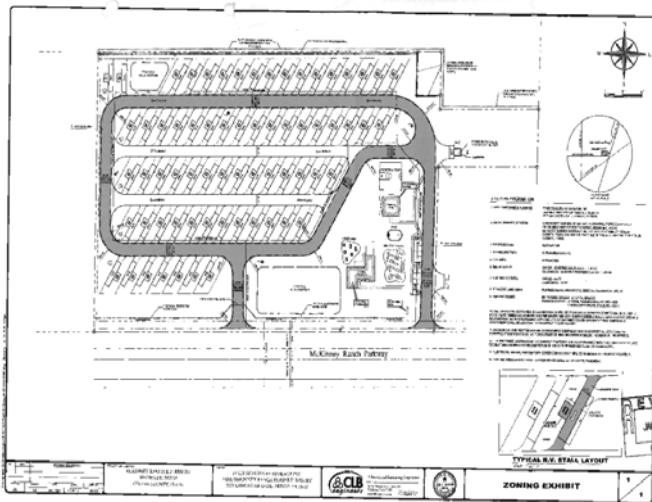
Any such high density vehicle use on that site, such as a mobile home park or RV park, will require a City of McKinney zoning change. The City of McKinney Planning & Zoning Commission is scheduled to hold a public hearing on the application for the zoning change in the City Council Chambers at 6:30 PM Tuesday, January 27th.

The density requested by the developer in this case appears to be even higher than found in many mobile home parks. Questions that have arisen include how long an RV owner may choose to park their vehicle on the site in our McKinney neighborhood and whether they could even take up long term residence in the City. Other concerns include traffic, trash, crime and pollution concerns and lowered property values in a location that is a gateway entrance into the City of McKinney. The Lighthouse RV Park in Melissa, Texas on Central Expressway allows unlimited stays and has residents and construction workers that have lived in an RV/Camper on site for over a year.

Zoning allowing Mobile Home parks and RV parks are generally not found in the commercial and residential neighborhoods in Dallas and Collin counties. One notable exception is the mobile home park that located along Central Expressway in Plano when that was a rural address not subject to zoning. When contacted about RV parks in the City of Allen, the Allen Economic Development staff indicated that they would actively oppose any such use in Allen City limits.

To register your thoughts about this proposed zoning change in your neighborhood, you can call the City of McKinney Planning Department at (972) 547-7475 or metro (972) 562-6080 Ext. 7475.

HIGH DENSITY RV STALL SITE PLAN SUBMITTED TO THE CITY OF MCKINNEY January 13, 2009:



ACTION ITEM: (1) Call the City of McKinney Planning Department at (972) 547-7475 (or metro (972) 562-6080 Ext. 7475) to register your thoughts about the High Density RV Park stalls and the proposed zoning change allowing such use in the El Dorado area. Alternatively, you can always contact any member of the McKinney Planning and Zoning Commission or your City Council representative.

(2) Attend the Planning and Zoning meeting on Tuesday, January 27, 2009 at 6:30 pm, in the Council Chamber of City Hall located at 222 N. Tennessee Street. This is a zoning change case.