

From: [Mike Buchanan](#)
To: [Danielle Quintanilla](#)
Cc:
Subject: Paradiso Valle Rezone
Date: Monday, April 9, 2018 3:32:37 PM

Hi Danielle / Eric– We are writing to oppose the rezone request of Paradiso Valle along Ridge Road. I understand the request is for much smaller lots than are on either side of the proposed development. Please share with the P&Z commission. You are the only two I had email contact information for and I am unable to attend tomorrow.

It is our opinion that this property already went through zoning as part of the planning and development of Ridge Road. As a result, all new developments along that side of Ridge are 7200 sq ft or larger lots. The smaller lots being proposed are not consistent with the area standard and would decrease property values, some of which are just being built. Smaller lots also create more traffic on Ridge Road. Everything on the east side is higher end communities and we want it to stay that way.

Thank you for your consideration.

Mike and Jennifer Buchanan
900 Gray Branch Road
McKinney, TX 75071

From: [Neal Heckel](#)
To: [Danielle Quintanilla](#)
Subject: Zoning Case # 18-0051Z
Date: Tuesday, April 10, 2018 10:47:59 AM

Danielle,

My name is Neal Heckel and I am the President of Pointe Emerald Heights, LLC. We are the developers of Emerald Heights to the north of the subject property.

I am writing to express our objection to changing the zoning to SF-5. Our group has a long history with this property and were involved in the original zoning case in 2011. We object for the following reasons:

1. In 2011, the City and the neighbors in the area were adamant that this property be larger lots to be consistent with the other lots in the area. The ability to build 5,000 sf lots is not consistent with the zoning around the subject property. While the SF-5 classification requires a mean/median of 7,200 sf, the smaller lots are not in line with the long term consistent position the City has maintained on this property. This developer would be getting special treatment.
2. The ability to build smaller lots will create the possibility for cheaper houses than the standard the City has set for the area. Current homes property values will be decreased. Homeowners could be effected negatively.

We believe the current zoning on the subject property is correct for the area and should not be changed

Please confirm you have received this email and the comments will be considered.

Question, what is Staff recommendation on this case?

Thanks

Neal Heckel

Pointe Land & Development
6860 Dallas Parkway
Suite 200
Plano, Texas 75024

From: [Neal Heckel](#)
To: [Danielle Quintanilla](#)
Cc: [Mike Buchanan](#)
Subject: Paradiso Valle Rezoning Case [IWOV-Legal.FID2817301]
Date: Tuesday, May 8, 2018 10:49:55 AM

My name is Neal Heckel and I am the President of Pointe Emerald Heights, LLC. We are the developers of Emerald Heights to the north of the subject property.

I am writing to express our continued objection to changing the zoning to SF-7.2 Our group has a long history with this property and were involved in the original zoning case in 2011. We object for the following reasons as outlined previously:

1. In 2011, the City and the neighbors in the area were adamant that this property be larger lots to be consistent with the other lots in the area. The ability to build 7,200 sf lots is not consistent with City leaders decisions back in 2011. Properties on both sides of this project were required to maintain the standard that was put in place. Efforts to modify that zoning were shot down. Anything other than the current RS-84 and RS-120 zoning is not consistent with the position the City has maintained on this property. This developer would be getting preferential treatment.
2. The ability to build smaller lots will create the possibility for housing pricing not consistent with the standard the City has set for the east side of Ridge Rd. Current homes property values will be decreased. Current homeowners could be effected negatively.

We believe the current zoning on the subject property is correct for the area and should not be changed

Please confirm you have received this email and the comments will be considered.

Thanks

Neal Heckel

Pointe Land & Development
6860 Dallas Parkway
Suite 200
Plano, Texas 75024