

## Brandon Opiela

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**From:** Bill DeMuth  
**Sent:** Saturday, January 15, 2011 9:29 AM  
**To:** Brandon Opiela  
**Cc:**  
**Subject:** Red Bud Est. concerns

To the City Council of McKinney,

I want to express my displeasure with the development that will be adjacent to the Red Bud Estates due to the proximity to my property, the amount of homes across my property line and the use of wood fencing to line to back of the properties which will be adjacent to my property line. We request that the applicant's reconsider our recommendations such as a masonry wall instead of the proposed wood fence, some additional trees to block our view and their consideration for 1 story homes to be the only option for the lots that border the Red Bud Estates subdivision.

Sincerely,  
Bill and Nancy DeMuth

## Brandon Opiela

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**From:** Kim Schmillen  
**Sent:** Friday, January 14, 2011 4:08 PM  
**To:** Brandon Opiela  
**Cc:** Andrea Gale  
**Subject:** Pending Annexation and Zoning

To the City Council of McKinney,

I want to express our displeasure with the development that will be adjacent to the Red Bud Estates due to the proximity to our property, the amount of homes across my property line and the use of wood fencing to line to back of the properties which will be adjacent to our property line. We request that the applicant's reconsider our recommendations such as a masonry wall instead of the proposed wood fence, some additional trees to block our view and their consideration for 1 story homes to comprise the majority of the homes built adjacent to our community previous to the development beginning.

Sincerely,  
Peter and Kim Schmillen

## Brandon Opiela

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**From:**  
**Sent:** Monday, January 17, 2011 3:10 PM  
**To:** Brandon Opiela  
**Subject:** Red Bud Estates  
**Follow Up Flag:** Follow up  
**Flag Status:** Red

Hello,

I'm writing in reference to the development of land west of my property. I am concerned that the dividing line between our neighborhood and the new development will be unsightly and the numerous homes being built is also an undesirable issue. Truth be told larger lots would blend with our established area.

Another concern is the new sewer systems. I had heard, prior to this proposal, that when a development is executed we here in Red Bud would have to buy into their system and we would need to have city sewer rather than our septic system. Will our current system be converted to city sewer system?

Thanks for your time in this matter.

Sincerely,  
Connie Paul

**From:** Andrea Gale  
**Date:** January 4, 2011 8:55:51 PM CST  
**To:** Jennifer Cox <jcox@mckinneytexas.org>  
**Subject:** Re: Pending Annexation and Zoning

Hi Jennifer,

I hope you enjoyed the holidays and I wish you much health and happiness in the New Year.

I have spoken to most of the Red Bud (btw, not Rose Bud) property owners that are adjacent to the new development and as you can imagine we are all disappointed with the size of the lots, the number of homes behind our property and how close they will be to our property lines. Below, you will find several of the questions we have:

- 1) How many trees will the developer clear? How about trees on and in the fenceline behind our properties? If some of us don't have trees/bushes along our property line would the developer be willing to add in trees/bushes so that we don't have to look right out at the fence?
- 2) Would the developer be willing to put a stone/brick retaining wall instead of wood fencing? We are troubled about how the wood fences might be maintained after a few years and since some of us have as many as 3-4 or more homes behind us it could become an ugly mess.
- 3) How far off our property line will the fence/wall be erected? What about the easement?
- 4) We assume that because the lots are so very small the developer will probably be building 2 story homes to get sq ft. Can you confirm whether or not this is true? If not, is there anyway that the homes adjacent to Red Bud could be single story?
- 5) What about any drainage problems this development may cause as most of us have standing water running along the back of our properties, especially problematic in the north circle?
- 6) What are the orange hash marks in the plans?
- 7) If a couple of the neighbors who would like to be included in this discussion are not available for the City Council meeting on the 18th can they sign something stating their disapproval? Will it matter?
- 8) Please advise, what is the purpose of the 1st City Council meeting on January 18th @ 4:00pm and the difference between the meeting at 4:00pm and the 2nd meeting at 6:00pm. Also, isn't it unusual for these meeting to take place before 6:00pm? Why did they call the 1st meeting at 4:00pm when it will be difficult for many homeowners to be there?

9) Since I am fairly certain that there have been other communities like Red Bud to come up against these types of complaints regarding new developments/construction I am hoping you will share with us some of the options those other communities were able to negotiate.

Well, this is the start of our discussion and I truly appreciate your time to answer our questions. Thanks in advance.

Best regards,  
Andrea Gale

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**From:** Jennifer Cox <[jcox@mckinneytexas.org](mailto:jcox@mckinneytexas.org)>  
**To:** Andrea Gale  
**Sent:** Fri, December 10, 2010 8:22:05 AM  
**Subject:** RE: Pending Annexation and Zoning

Andrea,  
You are welcome to share that information with your neighbors. Please let me know if you have any questions. Thank you.

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**From:** Andrea Gale  
**Sent:** Thursday, December 09, 2010 6:38 PM  
**To:** Jennifer Cox  
**Subject:** Re: Pending Annexation and Zoning

Dear Jennifer,

Thank you so much for providing me with the proposed annexation and zoning plans for the development located behind my house. I would like to request your permission to share this information with the neighbors that will also be impacted by these changes. Please confirm.

I am sure I will have many questions for you, particularly, in regards to information on some alternatives provided where others have had the experience of developments built so close as to block views and unsightly wood fences that very shortly look unkept. But, I will get back to you after discussion within the neighborhood.

Thanks again,  
Andrea Gale

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**From:** Jennifer Cox <[jcox@mckinneytexas.org](mailto:jcox@mckinneytexas.org)>  
**To:**  
**Sent:** Thu, December 9, 2010 5:19:44 PM  
**Subject:** Pending Annexation and Zoning

Andrea,  
Please find the attached plan for the proposed annexation and zoning case we discussed. Let me know if you have any questions. Thank you.

Jennifer Cox, AICP  
Planning Director and Interim Community Services Manager  
City of McKinney  
221 North Tennessee Street, McKinney, TX 75069  
972-547-7415 Phone  
972-547-2604 Fax

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