

Subj: FW: Mckinney A great place to live ? current rezoning Cases 16-141 PF and 15-310 Z
Date: 2/29/2016 3:29:56 P.M. Central Standard Time
From: [REDACTED]
To: [REDACTED]

From: J Stevens [REDACTED]
Sent: Sunday, February 28, 2016 3:42 PM
To: [REDACTED]
Subject: Mckinney A great place to live ? current rezoning Cases 16-141 PF and 15-310 Z

We moved to Texas in 2007 and originally I planned to buy a home in Plano or Frisco, but then we found Mckinney and while Frisco and Plano have a lot to offer We felt like they are more about cement and buildings everywhere then a place we wanted to call home.

We do not want The city to continue to go against current city ordinance when it comes to destroying nature and disrupting the flood plan. Cutting and destroying trees for a small group of homes is not what I felt Unique by Nature stood for .

There are now two pieces of flood plain property near Lake Forest that have just been rezoned by the City of McKinney to allow about 50 homes to be built. But, the building of homes is not the fundamental problem.

The area must be re graded to lift the lots above the flood plain levels and the developers want to remove 100% of the trees. Yes, 100%. One thing that our city has done extremely well, is to preserve and protect our natural Green Space - Open Space, creeks and forested areas. Isn't that one of the main reasons we all moved here?

We, as residents, have voted in Ordinances that do not allow flood plain land to be built upon, which protects that Green Space. We also have a Tree Ordinance that says you may not remove more than 30% of desirable trees. It is imperative that NO variances to those ordinances be granted. Officials are elected and staff is hired, to protect these very things that our residents have deemed to be of most value.

I am a resident, and want you to know that this precedent must not be set. Ordinances must be enforced as written. If the City is protected, our neighborhood will be protected. The wheels of progress will not stop for our neighborhood alone.

Jack Stevens
2421 Dog Leg Trl
McKinney ,TX 75069

[REDACTED]

From: **Brenda and Larry Bulot** [REDACTED]
Subject: **Cases 16-141 PF and 15-310 Z**
Date: **Yesterday at 9:00 PM**
To: [REDACTED]

I am a concerned resident of McKinney.

We have elected officials and staff to protect our green spaces and to uphold a tree ordinance that says not more than 30% of the desirable trees in the flood plain may be removed.

I want to see that no variances to these ordinances be granted!! Ordinances must be enforced as written.

Concerned Resident
Brenda Bulot

Sent from my iPad

March 4, 2016

Marcel Stacy
701 Golden Nugget Dr,
McKinney, TX 75069

Re: Zoning Cases 16-041PF and 15-310Z

To Whom It May Concern:

Our city is known for preserving nature. It is extremely important to me and other residents that we continue to follow our values of preserving and protecting our natural areas.

Our city continues to stand by the motto, 'Unique by Nature', which is a huge part of why residents want to live in McKinney. There are current ordinances that prevent building in the 100 year Flood Plain. In addition, there is a tree ordinance that prevents the removal of desirable trees on flood plain property. Please be aware that these zoning cases are putting the future of McKinney's being 'Unique by Nature' in jeopardy.

I am a resident of McKinney and I ask, "Please do not allow any variances (exceptions) to these ordinances for these projects".

Do not set a precedent that can affect the core values of McKinney for years to come...generations to come.

Sincerely,

A handwritten signature in black ink that reads "Marcel Stacy". The signature is written in a cursive style with a large, stylized "M" and "S".

Marcel Stacy

From: **Michael Montes** [REDACTED]
Subject: Zoning Cases 18-041PF and 15-310Z
Date: Yesterday at 8:44 PM
To: [REDACTED]

Hello,

One thing that our city has done extremely well is to preserve and protect our natural green space, open space, creeks and forested areas. This respect for preservation is what made us unique by nature. We have ordinances that prevent building in the 100 year flood plain and we have a Tree Ordinance that prevents the removal of desirable trees on flood plain property for a dozen good reason. These two projects are putting our future in jeopardy.

I am a resident of McKinney and I ask, "Please do not allow any variances (exceptions) to these ordinances for these projects". Do not set a precedent that can affect the core values of McKinney for years to come....and generations to come.

Thank you

Michael Montes
Sr. Mortgage Professional

4000 Horizon Way
Irving, TX 75063

[REDACTED]

Challengers
Champions
Cheerleaders

[REDACTED]

Subj: **Recent News**
Date: 3/14/2016 8:59:20 A.M. Central Daylight Time
From: [REDACTED]
To: [REDACTED]

Dear Mayor Loughmiller,

I am writing this in response to an attached message I saw online recently concerning the development of flood plain lands and the resulting loss of trees. I moved to McKinney last summer and one of the things that was so desirable about this area is the amount of gently rolling hills, creeks, lakes and of course the beautiful trees. My wife and I refer to our new home as a "slice of heaven" compared to other places we have lived in North Texas over the last 20+ years. We looked at many homes nearby that were nice but basically had been built on an ex-cow pasture of flat land with no trees. It is very unappealing to drive into those sort of neighborhoods that seem to be everywhere in Allen, Frisco, etc. On that note, I ask you to please reconsider any development of 100 year flood plain lands in McKinney. Especially development that would destroy so many of the wonderful trees we all enjoy. I personally would never buy a home on land that had rezoned from flood plain property to residential use. The potential for a disaster when Mother Nature and El Nino get together would be crazy, not to mention if you could even get homeowners insurance on the property.

Warm Regards,

Juan Pizarro, III
2812 Dog Leg Trail

Attachment:

[REDACTED]

Subj: **Fwd: Zoning Cases 16-041PF and 15-310Z**
Date: 3/11/2016 6:08:19 A.M. Central Standard Time
From: [REDACTED]
To: [REDACTED]

----- Forwarded message -----

From: "Will Davis" [REDACTED]
Date: Mar 10, 2016 5:37 AM
Subject: Zoning Cases 16-041PF and 15-310Z
To: <[REDACTED]>
Cc:

Hi,

One thing that our city has done extremely well, is to preserve and protect our natural Green Space - Open Space, creeks and forested areas. This respect for preservation is what made us Unique by Nature. We have Ordinances that prevent building in the 100 year Flood Plain and we have a Tree Ordinance that prevents the removal of desirable trees on Flood Plain property for a dozen good reasons. These two projects are putting our future in jeopardy. I am a resident of McKinney and I ask, "Please do not allow any variances (exceptions) to these ordinances for these projects".

Do not set a precedent that can affect the core values of McKinney for years to come...generations to come.

Thanks,

[REDACTED]

Samantha Pickett

Subject: FW: Zoning Cases 16-141PF and 15-310Z and Our Future

From:

Sent: Tuesday, March 1, 2016 4:49 PM

To: Emily Braht

Subject: Zoning Cases 16-141PF and 15-310Z and Our Future

Re: Zoning Cases 16-141PF and 15-310Z.

Our city has chosen to preserve and protect our natural Green Space - Open Space, creeks and forested areas. This respect for preservation is what made us Unique by Nature. We have Ordinances that prevent building in the 100 year Flood Plain and we have a Tree Ordinance that prevents the removal of more than 30% of the desirable trees on Flood Plain property for a dozen good reasons. Please do not allow any variances to these ordinances and do not set a precedent that can affect the core of McKinney for years to come, generations to come.

There are two pieces of flood plain property near Lake Forest that have just been rezoned by the City of McKinney to allow about 50 homes to be built. The building of homes is actually only part of a problem, they would likely be compatible with neighboring homes. The issue is the land to be utilized is virtually all within the 100 Year and 500 Year FEMA Designated Flood Plain and covered with beautiful canopy shade trees.

The development of this property is contrary to the intent of the Comprehensive Plan:

- * Comprehensive plan for Future Land Use
 - * The High Priority Preservation Plan
- * Comprehensive Plan for Flood Plain Hazard Mitigation
 - * The High Priority Preservation Plan
 - * The Parks Recreation and Open Space Plan
 - * The Hike and Bike Trail Master Plan

These properties must be completely re graded and re shaped to allow a street and 50 lots to be built up and lifted out of the flood prone area. The cutting of one area and the filling of another means that every existing tree is in jeopardy. Over 700 desirable trees will be lost in this process. Oaks, Pecans, Cedar Elms. Please don't allow this short cut to development, it will create a precedent that can't ever be taken back.

We, as residents, voted in these very Ordinances to protect our Green Space - Open Space for future generations. It is imperative that NO variances to those Ordinances be granted, they must be enforced as written. Council Members are elected and City Staff is hired to enforce all of our Ordinances, protect our creeks and trees, not make sacrifices that serve short term goals.

Our commitment feeds the very heart of McKinney.

Samantha Pickett

Subject: FW: Zoning Cases 16-041PF and 15-310Z.

-----Original Message-----

From: Ronda Steffey

Sent: Thursday, March 3, 2016 11:27 AM

To: Brian Loughmiller

Cc: Emily Braht Michael Quint

Subject: Re: Zoning Cases 16-041PF and 15-310Z.

One thing that our city has done extremely well, is to preserve and protect our natural Green Space - Open Space, creeks and forested areas. This respect for preservation is what made us Unique by Nature. We have Ordinances that prevent building in the 100 year Flood Plain and we have a Tree Ordinance that prevents the removal of desirable trees on Flood Plain property for a dozen good reasons. These two projects are putting our future in jeopardy.

I am a resident of McKinney and I ask, "Please do not allow any variances (exceptions) to these ordinances for these projects".

Do not set a precedent that can affect the core values of McKinney for years to come...generations to come.

Thank you for your attention to this matter.

Ronda Steffey
2833 Dog Leg Trail
McKinney, TX 75069

Sent from my iPhone

Samantha Pickett

Subject: FW: Zoning Cases 16-041PF and 15-310Z.

From: Amparo Abeyta

Sent: Saturday, March 5, 2016 1:52 PM

To: Brian Loughmiller >; Samantha Pickett

Subject: Zoning Cases 16-041PF and 15-310Z.

Re: Zoning Cases 16-041PF and 15-310Z.

Our city has chosen to preserve and protect our natural Green Space - Open Space, creeks and forested areas. This respect for preservation is what made us Unique by Nature. We have Ordinances that prevent building in the 100 year Flood Plain and we have a Tree Ordinance that prevents the removal of more than 30% of the desirable trees on Flood Plain property for a dozen good reasons. Please do not allow any variances to these ordinances and do not set a precedent that can affect the core of McKinney for years to come, generations to come.

There are two pieces of flood plain property near Lake Forest that have just been rezoned by the City of McKinney to allow about 50 homes to be built. The building of homes is actually only part of a problem, they would likely be compatible with neighboring homes. The issue is the land to be utilized is virtually all within the 100 Year and 500 Year FEMA Designated Flood Plain and covered with beautiful canopy shade trees.

The development of this property is contrary to the intent of the Comprehensive Plan:

- * Comprehensive plan for Future Land Use**
 - * The High Priority Preservation Plan**
- * Comprehensive Plan for Flood Plain Hazard Mitigation**
 - * The Parks Recreation and Open Space Plan**
 - * The Hike and Bike Trail Master Plan**

These properties must be completely re graded and re shaped to allow a street and 50 lots to be built up and lifted out of the flood prone area. The cutting of one area and the filling of another means that every existing tree is in jeopardy. Over 700 desirable trees will be lost in this process. Oaks, Pecans, and Cedar Elms. Please don't allow this short cut to development, it will create a precedent that can't ever be taken back.

We, as residents, voted in these very Ordinances to protect our Green Space - Open Space for future generations. It is imperative that NO variances to those Ordinances be granted, they must be enforced as written. Council Members are elected and City Staff is hired to enforce all of our Ordinances and protect our creeks and trees, not to make sacrifices that serve short term goals.

Our commitment to these goals feeds the very heart of McKinney.

Press Esc or click anywhere to return to Mail.

Samantha Pickett

Subject: FW: Zoning Cases 16-041PF and 15-310Z

-----Original Message-----

From: Tmericola

Sent: Saturday, March 5, 2016 5:29 PM

To: Brian Loughmiller Samantha Pickett

Subject: Zoning Cases 16-041PF and 15-310Z

To Whom It May Concern:

Our city is known for preserving nature. It is extremely important to me and other residents that we continue to follow our values of preserving and protecting our natural areas.

Our city continues to stand by the motto, 'Unique by Nature', which is a huge part of why residents want to live in McKinney. There are current ordinances that prevent building in the 100 year Flood Plain. In addition, there is a tree ordinance that prevents the removal of desirable trees on flood plain property. Please be aware that these zoning cases are putting the future of McKinney's being 'Unique by Nature' in jeopardy.

I am a resident of McKinney and I ask, "Please do not allow any variances (exceptions) to these ordinances for these projects".

Do not set a precedent that can affect the core values of McKinney for years to come...generations to come.

Sincerely,
Toni Mericola

Samantha Pickett

Subject: FW: Zoning Cases 16-041PF and 15-310Z

From: Sid or DeeDee Brown

Sent: Sunday, March 6, 2016 8:26 AM

To: Brian Loughmiller Samantha Pickett

Subject: Zoning Cases 16-041PF and 15-310Z

Dear Mayor Loughmiller and S. Pickett,

Our city has chosen to preserve and protect our natural Green Space – Open Space, creeks and forested areas. This respect for preservation is what made us Unique by Nature. We have Ordinances that prevent building in the 100 year Flood Plain and we have a Tree Ordinance that prevents the removal of more than 30% of the desirable trees on Flood Plain property for a dozen good reasons. Please do not allow any variances to these ordinances and do not set a precedent that can affect the core of McKinney for years to come, generations to come.

It breaks my heart to see trees wiped out in only a few minutes, that have taken MANY YEARS to reach maturity!!!

Yours truly,
Valerie Brown

Samantha Pickett

Subject: FW: Zoning Cases 16-041P and 15-310Z.

From: Donna Lumberson

Date: March 2, 2016 at 12:37:53 PM CST

To:

Subject: Zoning Cases 16-041P and 15-310Z.

Mayor Miller,

I am a resident of McKinney and I am concerned about preserving our natural Green Spaces, forest areas, natural creeks and flood plains. Our city has done a great job preserving and protecting these areas in the past and I urge you to uphold our ordinances that dictate this. Our city truly is Unique by Nature and these natural areas are part of what make it that way. The ordinance that prevents building in the the 100 year Flood Plain and the Tree Ordinance that prevents the removal of trees in the Flood Plain property were decisions made by the residents of McKinney. I ask that you please DO NOT allow any exceptions to these ordinances. Do Not set a precedent that will affect the core values of our city for years to come. Keep our city Unique!

Thank you,

Donna Lumberson
2829 Dog Leg Trl
McKinney, Tx 75069

Samantha Pickett

Subject: FW: Zoning Cases 16-041PF and 15-310Z

From: Don McClendon

Date: March 9, 2016 at 1:14:29 PM CST

To:

Subject: Zoning Cases 16-041PF and 15-310Z

Re: Zoning Cases 16-041PF and 15-310Z.

My name is Don McClendon and I am a resident of McKinney.

Our city has deliberately chosen to preserve and protect our natural Green Space - Open Space, creeks and forested areas. This respect for preservation is what made us **Unique by Nature**. We have Ordinances that prevent building in the 100 year Flood Plain and we have a Tree Ordinance that prevents the removal of more than 30% of the desirable trees on Flood Plain property for a dozen good reasons. Please do not allow any variances to these ordinances and do not set a precedent that can affect the core of McKinney for years to come, generations to come.

Thank you for your consideration,

Don McClendon

Samantha Pickett

Subject: FW: Zoning Cases 16-041PF and 15-310Z

From: Chris Church

Sent: Thursday, March 10, 2016 11:14 PM

To: Brian Loughmiller

Cc: Samantha Pickett

Subject: Zoning Cases 16-041PF and 15-310Z

Mayor Loughmiller,

I urge you to uphold the ordinances protecting McKinney's natural green spaces, forest areas, natural creeks and flood plains. The ordinances that prevent building in the 100-year and 500-year Flood Plains and the Tree Ordinance that prevents the removal of trees in the Flood Plain property were decisions purposefully made by the residents of McKinney. I ask that you please DO NOT allow any exceptions to these ordinances. Please DO NOT set a precedent that will affect the core values of McKinney for years to come.

Thank you,

Chris Church
216 Melbourne Drive
Anna TX 75409

Samantha Pickett

Subject: FW: Zoning Cases 16-041PF and 15-310Z

From: Amanda Church

Sent: Thursday, March 10, 2016 11:16 PM

To: Brian Loughmiller

Cc: Samantha Pickett

Subject: Zoning Cases 16-041PF and 15-310Z

Mayor Loughmiller,

I am a 31 year resident of Collin County and was a 9 year resident of McKinney, currently residing in Anna. I am concerned about preserving the natural Green Spaces, forest areas, natural creeks and flood plains in all of Collin County, and particularly in our county seat. McKinney has done so well in preserving and protecting these areas in the past and I urge you to uphold the ordinances that dictate this. As the growing population continues to expand and move north these natural areas need to be consistently protected, and any variance to these ordinances affects not only McKinney but all of Collin County. The ordinances that prevent building in the 100-year and 500-year Flood Plains and the Tree Ordinance that prevents the removal of trees in the Flood Plain property were decisions made by the residents of McKinney. I ask that you please DO NOT allow any exceptions to these ordinances. Please DO NOT set a precedent that will affect the core values of your city and our county for years to come.

Thank you,

Amanda Church
216 Melbourne Drive
Anna, TX 75409

Samantha Pickett

Subject: FW: Flood Plain Re Development and Tree Removal Cases

From:

Sent: Tuesday, March 15, 2016 3:14 PM

To: Brian Loughmiller >; Samantha Pickett

Cc:

Subject: Flood Plain Re Development and Tree Removal Cases

Dear Mayor,

As a resident of McKinney for 8 years, I have not forgotten why I moved here in the first place. The reason is the view of the wooded flood plain of Wilson Creek from my back yard . That is what set McKinney apart. I could have stayed in Plano, moved to Frisco or Allen, but I would never have the trees and rolling hills found in McKinney.

Now, I have learned that, upstream, that flood plain is in the cross hairs of a developer. I may not completely understand the scope of this project, but the removal of hundreds of hard wood trees is wanton devastation. The excavation required to create residential lots means that the banks of Wilson Creek will be vulnerable to erosion, creating problems down stream. This is cannot happen in a vacuum.

I want the Planning Department and the City Council to know that I do not approve of variances from our Flood Plain Ordinance, nor our Tree Preservation Ordinance. I particularly do not want this developer to be excused from the fees charged to other developers that remove trees.

50 new homes are not needed in this city. We have acres and acres of open land that does not have to be clear cut at Taxpayer expense! Variances granted cost the city trees ... and money! It is not the taxpayers responsibility to make up these losses when we approved Ordinances that generate the very income that should be produced when trees are destroyed. After this development, the remaining clear cut land is of no value to the City, the Parks Dept. or the residents of McKinney.

Your consideration of my views is appreciated.

Sincerely,
John Alcantara

Re: Zoning Cases 16-041PF and 15-310Z.

Mr. Loughmiller,

My husband and I are residents of McKinney and reside in the McKinney Greens neighborhood. We are writing to you because we are extremely concerned with what is happening in McKinney. We moved to McKinney in 2008 and live on what use to be the Golf Course of McKinney. We are devastated that the course closed and we are now in jeopardy of losing the Green Space in the future that we truly enjoy. We moved to McKinney because of the fact that the city preserves areas like ours and would respect the land and not remove or destroy trees and beautiful areas for the sake of development which is unnecessary in most of these areas.

One thing that our city has done extremely well is to preserve and protect our natural Green Space - Open Space, creeks and forested areas. This respect for preservation is what made us Unique by Nature. We have Ordinances that prevent building in the 100 year Flood Plain and we have a Tree Ordinance that prevents the removal of desirable trees on Flood Plain property for a dozen good reasons. These two projects are putting our future in jeopardy.

We are residents of McKinney and we ask, "Please do not allow any variances (exceptions) to these ordinances for these projects".

Do not set a precedent that can affect the core values of McKinney for years to come...generations to come.

Respectfully,

Harold and Amy Durham

Samantha Pickett

Subject: FW: no to filling in a flood plain

From: Barbara Docekal

Sent: Monday, March 28, 2016 1:39 PM

To: Emily Braht <ebraht@mckinneytexas.org>

Subject: no to filling in a flood plain

Does the city of McKinney (UNIQUE BY NATURE) really want a developer to remove 504 very large trees? Why do we have a tree ordinance if this kind of thing is even considered?

But mostly, I am concerned about filling in a flood plain – this will only force more water into a smaller area that will cause flooding downstream. Please keep our great city UNIQUE by Nature- don't destroy these trees or fill in the property and it's natural landscape. This church could dedicate the land to the city for a park. They KNEW when it was bought that it was a flood plain and saw the fantastic trees on the site. Surely there is a better option than destroying this beautiful area.

Barbara Docekal
4408 Shadywood
McKinney, TX