

**Matt Robinson**

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**Subject:** RE: 3101 Medical City Drive Rezone Support

**From:** Will Davis  
**Sent:** Monday, February 20, 2017 5:17 PM  
**To:** Matt Robinson <mrobins2@mckinneytexas.org>  
**Subject:** 3101 Medical City Drive Rezone Support

Hi,

I am a resident of Mckinney and my address is 2905 dogleg trail. I am in support of the re zoning of 3101 Medical City Drive.

I hope that the townhouses will be compatible with the surrounding homes. Also ending uncertainty about future land use will stabilize and protect property values. This rezone will bring tax revenue to the east side of Mckinney. Furthermore, this development protects most of the native trees and flood plains. The developer conducted a town hall with the community that was well received. I ask that you please approve this re zoning.

Have a great day!

Will and Anna Davis,

## Matt Robinson

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**Subject:** RE: Rezoning request

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

From: Brenda Bulot

Sent: Tuesday, February 21, 2017 11:20 AM

To: Matt Robinson <mrobins2@mckinneytexas.org>

Subject: Rezoning request

Mr. Robinson

Re: rezoning of 3101 Medical City Dr  
McKinney, Tx

I am a resident of McKinney

My address.

3075 Willow Grove Blvd

# 3704

McKinney Tx. 75070

My reasons rezoning would be such a  
Benefit to our community

- 1) townhomes would be compatible  
With surrounding homes
- 2) tax revenue beneficial for east side  
Of McKinney
- 3) development would protect most  
Native trees and the flood plain
- 4) developer had a town hall meeting  
With community and was well  
Received
- 5) this would end the uncertainty  
About the future land use and will  
Stabilize and protect property  
Values
- 6) please ask commission to approve  
The rezoning as requested.

Thank you  
Brenda Bulot  
McKinney Tx..

Sent from my iPhone

## **Matt Robinson**

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**Subject:** RE: Zoning Change for 3101 Medical Center Drive

**From:** Bill Burnett  
**Sent:** Tuesday, February 21, 2017 3:22 PM  
**To:** Matt Robinson <mrobins2@mckinneytexas.org>  
**Subject:** Zoning Change for 3101 Medical Center Drive

Dear Mr. Robinson,

My name is Billy Burnett, I am a McKinney Resident and I live at 2620 Golfview Drive, McKinney, TX 75069. I am asking that the Planning and Zoning Commission approve the rezoning as requested. The developer met with the local community, described their plan and was well received by all in attendance. This development will bring much needed tax revenue to the east side of McKinney. This development protects most of the native trees and flood plain. It is important to note that this approval will end the uncertainty about future land use and will protect property values. Thank you for your consideration.

## **Matt Robinson**

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**Subject:** RE: Redevelopment - P & Z Hearing -Feb 28th

**From:** Don McClendon

**Sent:** Wednesday, February 22, 2017 3:57 PM

**To:** Matt Robinson <mrobins2@mckinneytexas.org>

**Subject:** Redevelopment - P & Z Hearing -Feb 28th

Mr. Robinson,

I am a resident of McKinney residing at 2941 Dog Leg Trail. I strongly support the rezoning of the property surrounding the old clubhouse at 3101 Medical Center Dr. I support the rezoning because it will end the uncertainty about future land use and will stabilize and protect my property value. The townhouses will be compatible with the surrounding homes and East McKinney. Not to mention the tax revenue it will bring to the east side. This development will protect most of our native trees and flood plain. The developer conducted a town hall meeting which I attended and his plan was well received.

I request that the Planning and Zoning Commission approve the rezoning as requested.

In the future, I will be expressing my desire for the Park Dept. to accept the donation of the rest of the land when this issue gets to the City Council. But that is an issue for another time.

Thank you for your consideration,

Don McClendon  
2941 Dog Leg Trl

## Matt Robinson

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**Subject:**

RE:

**From:**

**Sent:** Thursday, February 23, 2017 11:46 AM

**To:** Matt Robinson <mrobins2@mckinneytexas.org>

**Subject:**

My husband David and I have lived in McKinney Greens for the past 10 years and have seen McKinney evolve and grow. We would welcome the addition of new development of town homes and patio homes on the south side of Stewart street. This will enhance whole area and bring revenue and a sense of pride in our east side neighbourhood. With the upcoming development at the Gateway project it will make a great statement that McKinney is a beautiful welcoming community, the addition of the donation of the flood plain property by developer to the City of McKinney parks department will keep the McKinney promise of truly Unique by Nature.. Thank you for all you do. We moved from Lake Highlands community in Dallas and would love to see the parkland feel of McKinney maintained for generations to come.

Sent from [Mail](#) for Windows 10

## Matt Robinson

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**Subject:** RE: Rezoning Proposed for 3191 Medical Center Drive

**From:** McknnyGreen  
**Sent:** Thursday, February 23, 2017 4:05 PM  
**To:** Matt Robinson <mrobins2@mckinneytexas.org>  
**Cc:** Jillalcantara  
**Subject:** Rezoning Proposed for 3191 Medical Center Drive



McKinney ... Green or Not

From the Desk of Jill Alcantara

Dear Mr. Robinson,

Re: Rezoning for 3191 Medical Center Drive

Pleased, overall, with the scope and concepts of the proposed town house development, we ask that the requested zoning change be granted.

As a resident of 2837 Dog Leg Trail, we live in McKinney Greens.

I also chair the advocacy group, McKinney ... Green or Not. In this capacity, I communicate with many people and support projects that beautify McKinney. Yes, saving trees and protecting our wooded flood plain properties is a very big part of that mission.

The donation of the remainder of the property to the Parks Department is good for the neighborhoods nearby and the City as a whole. We have worked very hard to preserve this property for this park since 2015.

I would like to give you some background on the existing traffic issues. Dog Leg Trail, the main street through McKinney Greens, has been used as a short cut to the High School and Eldorado Parkway. When the Eldorado/Highway 5 intersection was under construction the problems of traffic volume and speeding were extreme.

Dog Leg Trail is a half mile long, without a single stop sign. This invites the short cuts and the speeding. The last traffic study showed that most of the traffic is coming from the Stewart Road entrance. Obviously, any increase in traffic on Stewart will concern a lot of vocal residents.

The Old Mill Rd @ Hwy 5 intersection is about to be rebuilt which will recreate those conditions. The Stewart Road @ Hwy 5 intersection is very dangerous now and that is about to be exacerbated with the expansion of operations and truck traffic at the Cowtown Concrete facility.

All three of these issues will create cut through traffic on Dog Leg Trail. I hope that the City will work to address these issues during the design process. There are attractive and creative ways to solve these problems permanently that can be pursued as a

community.

We ask that you designate only one construction entrance for the town house development and locate it as close to Medical City Drive as possible. Hopefully, this will send the traffic to the west and avoid the McKinney Greens entrance altogether.

Sincerely,

Jill G. Alcantara  
McKinney...Green or Not

**Matt Robinson**

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**Subject:** RE: Rezoning of Golf Course

**From:** Donna Lumberson  
**Sent:** Thursday, February 23, 2017 4:16 PM  
**To:** Matt Robinson <mrobins2@mckinneytexas.org>  
**Subject:** Rezoning of Golf Course

Mr Robinson,

My husband and I live at 2829 Dog Leg Trl, in McKinney Greens. Our home backs up to the north of Stewart Rd section of the closed golf course. We are in favor of the rezoning of the section south of Stewart Rd at 3101 Medical City Drive.

The developer held a town hall with our neighborhood and surrounding communities. The development he described and showed plans for appear to be compatible with our neighborhood and protects most of the native trees and flood plain.

We are also in favor of the golf course owner donating the portion north of Stewart Rd to the City of McKinney for a park.

Thank you for considering this zoning change at the upcoming council meeting.

Donna Lumberson



# McKinney Greens

## Homeowners Association

Honorable Mayor Brian Loughmiller  
District 1 Councilman Don Day  
McKinney City Council  
C/o City of McKinney  
222 N. Tennessee St.  
McKinney, TX 75069

Re: Zoning case # 16-3182

Dear Mayor Loughmiller and Councilman Day,

The former Greens of McKinney golf course is under contract by a residential developer, Wilbow Corporation. Wilbow's interest lies in 47 acres south of Stewart Road. Although the entire property is listed for sale and marketed as a totality, Wilbow has worked with the seller and the City of McKinney Parks Department to designate the approximately 93.5 acres north of Stewart Road as public parklands to be deeded at no cost to the City. The Parks Department has expressed interest in acquiring the property by deed.


Wilbow held an informational meeting for the McKinney Greens neighborhood as well as adjacent homeowners in Eldorado Ridge and Coventry Pointe that abut the former golf course property at the Collin Higher Education Center on October 13. Approximately 75-80 residents attended the presentation. The Parks Department were a part of the presentation and polled the audience for support for the 93.5 acres to become a public park. The vast majority supported this possibility. In fact no one voiced an objection.

On behalf of the residents of McKinney Greens, the Board of Directors for the McKinney Greens Homeowners Association hereby resolve our support for the rezoning proposal by Wilbow Corporation for the proposed residential PD for the 47 acres for townhomes, patio homes and garden homes. This proposal is a sound and reasonable re-use for the former golf course. We appreciate that this development can ensure that the remaining tracts north of Stewart Road are not sold, nor reclaimed or redeveloped but remain earmarked by the current owner to become a major addition to the City's park system that will facilitate a regional hiking and biking trail from Towne Lake Park to Heard Nature Center and ultimately Lake Lavon. Both the additional parkland and the Wilbow planned residential development will enhance the attractiveness and appeal of our part of the City of McKinney. This acreage, designated as parkland, will ensure it remains "unique by nature".

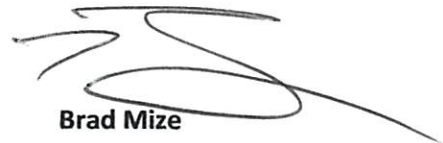
Regards,  
McKinney Greens HOA Board of Directors



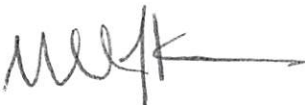
**Linda Hooper**  
President



**Bob Marion**  
Vice-President



**Brad Mize**  
Treasurer



**Michael Kane**  
Secretary



**Kevin Lumberson**  
Member at Large

*Executed 11-4-16*

## **Matt Robinson**

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**Subject:** RE: Rezoning of 3191 Medical Center Dr.

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

From: Eva

Sent: Friday, February 24, 2017 3:53 PM

To: Matt Robinson <mrobins2@mckinneytexas.org>

Subject: RE: Rezoning of 3191 Medical Center Dr.

Dear Mr Robinson,

RE: Rezoning of 3191 Medical Center Drive.

Pleased with the scope and concepts of the proposed town house development, we ask that the requested zoning change be granted.

As a resident of 2917 Dog Leg Trail, we live in McKinney Greens.

The donation of the remainder of the property to the Parks Department is good for the neighborhoods nearby and the City as a whole. We have worked very hard to preserve this property for this park since 2015.

I would like to give you some background on the existing traffic issues. Dog Leg Trail, the main street through McKinney Greens, has been used as a short cut to the High School and Eldorado Parkway. When the Eldorado/Highway 5 intersection was under construction the problems of traffic volume and speeding were extreme.

Dog Leg Trail is a half mile long, without a single stop sign. This invites the short cuts and the speeding. The last traffic study showed that most of the traffic is coming from the Stewart Road entrance. Obviously, any increase in traffic on Stewart will concern a lot of vocal residents.

The Old Mill Rd @ Hwy 5 intersection is about to be rebuilt which will recreate those conditions. The Stewart Road @ Hwy 5 intersection is very dangerous now and that is about to be exacerbated with the expansion of operations and truck traffic at the Cowtown Concrete facility.

All three of these issues will create cut through traffic on Dog Leg Tr. I hope that the City will work to address these issues during the design process. There are attractive and creative ways to solve these problems permanently that can be persued as a community.

We ask that you designate only one construction entrance for the town house development and locate it as close to Medical City Drive as possible. Hopefully, this will send the traffic to the west and avoid the McKinney Greens entrance altogether.

Sincerely,

Eva Habibi