

## Danielle Mathews

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**From:** Matt Richardson  
**Sent:** Wednesday, September 23, 2020 12:02 PM  
**To:** Danielle Mathews; Christopher Gettert  
**Subject:** FW: Pending Residential Subdivision Development

FYI.

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**From:** Matt Richardson  
**Sent:** Wednesday, September 23, 2020 12:01 PM  
**To:** G R Mortenson  
**Cc:** Beth Mortenson  
**Subject:** RE: Pending Residential Subdivision Development

Mr. Mortenson,

The City received a development submittal for the Ragsdale Tract on Monday. Please allow us a few days to become familiar with what was turned in prior to providing responses or information about the submittal and the review process.

Thanks,

**Matt Richardson, P.E.**  
Development Engineering Manager  
City of McKinney – Engineering Department

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**From:** G R Mortenson  
**Sent:** Tuesday, September 22, 2020 10:49 AM  
**To:** Matt Richardson  
<[mrichardson@mckinneytexas.org](mailto:mrichardson@mckinneytexas.org)> **Cc:** Beth Mortenson  
**Subject:** Pending Residential Subdivision Development

**EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.**

Dear Mr Richardson,

My name is Russ Mortenson, and I live at 2804 Albany Dr and have been a homeowner here for about 2-1/2 years.

My home is the last (furthest west) of the homes on Albany Dr. that will border the new development, which will have its sole entry / exit to Sorrell Rd directly behind my house at the northwest extreme of the Hardin Lake subdivision.

We have heard that the developer is contemplating a 4-1/2 lane intersection with Sorrell Rd and has entered into discussions with City officials about this plan, which may include portions of a major drainage easement behind our homes on Albany Dr., to the north.

I write to you respectfully, but forcefully, to object to this plan in hopes the City of McKinney will not approve this.

The pending entry / exit to Sorrell is to be made from an existing private, gated driveway that led to an estate home in the interior of the adjacent property and maybe carried 3 or 4 private vehicles per day. In the future, this new subdivision could mean heavy, noisy, polluting traffic of not only future homeowners, but garbage trucks, service people, school buses, FedEx drivers and the like, which will be directly behind my rear fence and at the same elevation for each entry / exit.

Apart from the privacy, noise and other concerns, my neighbors and I are very concerned that the drainage easement itself may be modified by the developer and call into question its efficacy. Any grading changes on or near the easement must be carefully vetted by qualified civil engineers independent of the developer. This is particularly true given the careful design of the existing storm drainage system for Hardin Lake subdivision and the sheer quantity of impervious surface cover that the new subdivision will have in streets, driveways, slabs, etc..

Thank you for your consideration of my comments on this matter.

Sincerely,

G R (Russ) Mortenson  
2804 Albany Dr  
McKinney  
cell: