

April 2, 2015

To Whom It May Concern:

Our Family has owned property in McKinney for over 100 years, including our tract of 35.8 acres at the southeast corner of Stacy Rd and future Collin McKinney Parkway. We have supported the City through many ups and downs. Over the years we have been more than willing to work with the City on new ideas, new policies, infrastructure easements and the like. However, we are deeply concerned about the City's latest ideas regarding changes to the REC overlay that affect our land. We met with City planning staff and they told us our tract would be designated for 3.2 unit per acre single family residential. Previously, we had agreed to the alignment of Collin McKinney Parkway and the subsequent water line that crossed our property. We agreed because we were assured that our land could ultimately be developed for multi-family projects. Based on that, we have anticipated a certain value for this tract. Now we are being told by City planners that none of that matters and we should be happy with this arbitrary change.

Is this how McKinney treats its long time property owners? We are not a high powered developer, we are just a family that has been part of McKinney's history. It might not mean much to planners, but to us this is a matter of integrity, fairness and consideration of the devastating impact the proposed changes would have on the value of our inheritance. It is our understanding that these proposed changes are the result of City Council guidance and direction to staff. If so, we are extremely disappointed in your lack of consideration in this matter.

We have supported progress and agreed to cooperate by allowing road and water lines to be planned because of the promises made by the City that ensured our property would be able to achieve a certain value. Our family absolutely disagrees with and opposes the arbitrary designation for our land as proposed. We see this as just another example of government over-reach and blatant disregard for the individual long term stakeholders in McKinney.

Respectfully,

Margaret Workman
Margaret Floyd Workman

Elizabeth Snider
Elizabeth Floyd Snider

Brandon Opiela

To: Rick Franklin2
Subject: RE: Letter from Mr. Blackmon

From: Rick Franklin
Sent: Monday, April 06, 2015 5:05 PM
To: Michael Quint
Cc: Brandon Opiela
Subject: FW: Letter from Mr. Blackmon

Dear Mckinney City Council,

I am forwarding this letter on behalf of [Warren Blackmon](#)

My family owns the 100 acre tract at the southeast corner of Lake Forest Drive and McKinney Ranch Parkway. We've owned this land for about 50 years and we sold off the first part of it in 2012. In looking at the City's proposal to eliminate the REC, we have been told that our property would develop with a maximum density of 3.2 units per acre. This reduced density significantly devalues our property from what it would be worth if the densities allowed in the REC were still in place.

We've always wanted to work with the City of McKinney by dedication of right-of-way, [and](#) easements but this seems like the government is overreaching. We've been told that this density will be in place because, "that's the policy," but this edict isn't just a number in an ordinance. It directly affects the value of an asset that we may sell in the next several years. The reduction in value that we estimate is about 30% from what it would be if the property were allowed to be developed like the adjacent neighborhoods. We don't feel that it's fair to arbitrarily reduce the value of our property because, "that's the policy."

I hope that the City Council will give me and my family more consideration than this.

[Warren Blackmon](#)