

## Melissa Spriegel

---

**From:** Randy Jacobs  
**Sent:** Tuesday, January 17, 2017 9:40 PM  
**To:** Melissa Spriegel  
**Cc:**  
**Subject:** Zoning Case 16-341Z

Dear Ms. Spriegel,

Regarding the above zoning case i have a few comments and concerns. First I feel obligated to let you know I hold an MS in Geoscience, and have worked as a consultant in the water and sewage treatment field. I believe that qualifies me to express my concerns.

I would like to begin by pointing out the property in question is frequently flooded during our severe rain events. I only see one way to avoid that in the future, and that is to fill the property to an acceptable level. However there are a couple of concerns that the process raises. Any fill on the property is subject to water saturation during extended severe weather, and we get that situation frequently. Saturated fill has a tendency to turn into liquefaction, a phenomenon whereby a saturated or partially saturated soil substantially loses strength and stiffness in response to an applied stress, in this case the structures on the soil, and becomes essentially liquid. That is not a good situation for any residents. Additionally this property absorbs considerable overflow of water from the creek during these events.

This brings me to my next concern. Taking that away with fill will most likely place stress on the established properties on the other side of the creek. There is already substantial overflow into the Creekview Estates area, with water rising to within a few feet of the properties along the trail and the ponding areas. There is a serious concern about how taking away the overflow would impact the Creekview Estates. Additionally, if the fill on the proposed property is built up higher than the Creekview Estates side additional stress will be placed on the Creekview Estates side and potentially cause flooding of homes in that area.

These are likely problems with the development of this property. It is currently farm property, an orchard, and occasional or frequent flooding is not a problem for that zoning. However residential zoning will become a major problem that I don't believe the city wants to deal with. My recommendation is that this change in zoning be denied and this property not zoned for any type of construction.

Respectfully submitted,

Randall Jacobs  
1500 Eastbrook Drive  
McKinney, Texas 75071