

Samantha Pickett

Subject: FW: Planning & Zoning Commission Meeting - Case #13-195z3

From: Niels Enevoldsen
Sent: Friday, July 18, 2014 8:42 AM
To: Samantha Pickett
Cc: Adam Buczek
Subject: Planning & Zoning Commission Meeting - Case #13-195z3

Dear Samantha Pickett,

As I'm not sure at this time if my wife and I can attend the meeting on Tuesday July 22, 2014 @ 6:00pm, I want to with this email to express our support for the Zoning change to allow for Townhome use, as it was presented to us by Adam Buczek with the Skorborg Company.

I waive my support in full, if any changes are to take place in the area labeled "Common Area 5" in the drawing that was presented to us as a result of this zoning change, from its now natural state.
With this I mean, no clearing of trees or forest floor as this would greatly disturb the wildlife (we have Bob cats, Coyotes, Raccoons, Armadillos, Squirrels, Opossums, Wild Turkeys and numerous species of Birds) in this area that we treasure so much.

I sincerely hope the city of McKinney will take this into consideration, to protect and preserve this unique "wild life preserve" in the middle of the city for all of us and generations to come, to enjoy and live up to the city slogan "McKinney Unique by nature" by leaving this area untouched.

Sincerely,

Niels Enevoldsen
308 Preston Creek Drive
McKinney, Texas, 75070

To: City of McKinney
Planning and Zoning Committee
To be delivered at P&Z meeting July 22, 2014

From: Multiple Residents of Sorrellwood Park (who back up to proposed development)

Re: Planning & Zoning Commission Meeting - Case #13-195z3

Dear Planning and Zoning Committee,

Most of the residents whose properties back up to the proposed development have been meeting and discussing the proposed development and its possible alternative uses for the past few months. We understand that it is currently zoned for commercial development and the current proposal is to change that so the Skorborg Company can build a townhome development.

After considering the pros and cons of the possible uses, we support this proposal as long as the following assurances are followed through with.


- 1) We had a concern that the green space behind our houses would be more open to the public and no longer the somewhat private space it now is. In response to this, Skorborg has agreed to deed to each owner the land from our current back-yard property line to the center creek line behind our houses. That will give us the control to post No Trespassing signs, etc to stop public traffic.
- 2) We purchased these lots backing up to this green space because of the green space and we don't want that to go away. We want to keep the natural trees and brush to act as a buffer between our developments and to maintain the wildlife. Skorborg has assured us that they do not plan to clear out any more of that land than is absolutely necessary for their development. In addition, we request that the city not request the clearing of any portions of that land (no clearing of trees or the ground level) unless absolutely needed.
- 3) We have had concern over the housing product being built. The latest information from Windsor Homes was that the townhomes would be a high quality product with high end finishes, architectural details, and a mix of masonry covering at least 65% of the elevations. We feel that these minimum requirements are satisfactory and will result in a development that will be a good neighbor to us.

If any of these major points change or go away, our support will be withdrawn from this proposed development.

Sincerely,

I support the development as detailed in this letter.

Additional comments from me: _____


Signature

Jeremy Smith
Printed Name

316 Preston Creek
Address

I support the development as detailed in this letter.

Additional comments from me: Would like the city to require a mix of stone & brick versus only brick.

Debbie Vanicek
Debbie Vanicek
Signature

Debbie Vanicek
Brian Vanicek
Printed Name

312 Preston Creek Dr
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Address

I support the development as detailed in this letter.

Additional comments from me: _____

[Signature]
Signature

JOHN REEVES
Printed Name

416 Preston Creek Dr.
Address

I support the development as detailed in this letter.

Additional comments from me: _____

[Signature]
Signature

Tim Penny
Printed Name

304 Preston Creek Dr.
Address

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[Signature]
Signature

Larry Anderson
Printed Name

2912 Mountain Creek Dr
Address

I support the development as detailed in this letter.

Additional comments from me: _____

[Signature]
Signature

TODD WILSON
Printed Name

2916 MOUNTAIN CREEK
Address

I support the development as detailed in this letter.

Additional comments from me: _____

Paula Wilson
Signature
Paula Wilson

Paula Wilson
Printed Name
Paula Wilson

408 Gaston Creek
Address

I support the development as detailed in this letter.

Additional comments from me: _____

Ronald R. Haugen
Signature
Beverly Haugen

RONALD R. HAUGEN
Printed Name
Beverly Haugen

300 Preston Creek Dr.
Address
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I support the development as detailed in this letter.

Additional comments from me: _____

Linda Larue
Signature

LINDA LARUE
Printed Name

320 Preston Creek
Address

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Signature

Printed Name

Address

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Raph E. Cross
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Printed Name

412 Preston Creek
Address

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Additional comments from me: _____

Dustin R. Workman
Signature

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Printed Name

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To: City of McKinney
Planning and Zoning Committee
For P&Z meeting October 14, 2014

From: Multiple Residents of Sorrellwood Park (who back up to proposed development)

Re: Planning & Zoning Commission Meeting - Case #13-195Z6

Dear Planning and Zoning Committee,

Most of the residents whose properties back up to the proposed development have been meeting and discussing the proposed development and its possible alternative uses for the past several months. We understand that it is currently zoned for commercial development and the current proposal is to change that so the Skorborg Company can build a townhome development.

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2) We purchased these lots backing up to this green space because of the green space and we don't want that to go away. We want to keep the natural trees and brush to act as a buffer between our developments and to maintain the wildlife. Skorborg has assured us that they do not plan to clear out any more of that land than is absolutely necessary for their development. In addition, we request that the city not request the clearing of any portions of that land (no clearing of trees or the ground level) unless absolutely needed.

Regarding the valley storage – Our concerns are that large trees and brush will be cleared out to create the necessary valley storage. We have received assurances from Adam with Skorburg that they will work with us to determine a size and location to minimize the need to remove trees and brush.

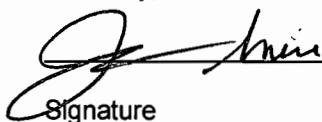
In particular, we request that the city allows flexibility to configure the valley storage to address our 2 primary concerns with the storage areas. We request that the valley storage:

- a) Be located as far away from the creek as possible (within engineering restrictions.)
- b) Is allowed to be deeper than 2' to minimize the surface area and thus minimize the needed tree and brush removal.

3) We have had concern over the quality of the housing product being built. The latest information is that the development will have alleys with rear-entry garages and that the townhomes would be a high quality product with high-end finishes, architectural details, and a mix of masonry covering at least 90% of the elevations. We feel that these minimum requirements are satisfactory and will result in a development that will be a good neighbor to us.

I support the development as detailed in this letter. If any of these major points change or go away, our support will be withdrawn from this proposed development.

Sincerely,



Signature

Jeremy Smith

Printed Name

316 Preston Creek

Address

Other Comments: _____

To: City of McKinney
Planning and Zoning Committee
For P&Z meeting October 14, 2014

From: Multiple Residents of Sorrellwood Park (who back up to proposed development)

Re: Planning & Zoning Commission Meeting - Case #13-195Z6

Dear Planning and Zoning Committee,

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I support the development as detailed in this letter. If any of these major points change or go away, our support will be withdrawn from this proposed development.

Sincerely,

308 Preston Creek Drive, McKinney, TX, 75070

Signature: Niels Enevoldsen
Niels Enevoldsen (Oct 13, 2014)

Email: nielshome123@gmail.com

Address

Other Comments: _____

To: City of McKinney
Planning and Zoning Committee
For P&Z meeting October 14, 2014

From: Multiple Residents of Sorrellwood Park (who back up to proposed development)

Re: Planning & Zoning Commission Meeting - Case #13-195Z6

Dear Planning and Zoning Committee,

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Sincerely,

Signature: Ronald R. Haugen
Ronald R. Haugen (Oct 11, 2014)

Email: ronbev3@att.net

300 Preston Creek Dr.

Address

Other Comments: _____