

**From:** Charlotte Nelson  
**Sent:** Monday, April 13, 2026 11:06 AM  
**To:** Jacob Bennett  
**Cc:** Contact-Planning  
**Subject:** FW: Opposition to Rezoning Proposal by Lennar Builder

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**From:** PaL REI  
**Sent:** Monday, April 13, 2026 10:49 AM  
**To:** Contact-Planning <[Contact-Planning@mckinneytexas.org](mailto:Contact-Planning@mckinneytexas.org)>  
**Subject:** Opposition to Rezoning Proposal by Lennar Builder

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Dear City of McKinney Planning Department,

I hope this message finds you well. I am writing on behalf of the Honey Creek community to express our strong opposition to the proposed rezoning of the land adjacent to our neighborhood by Lennar Builder. We have serious safety concerns regarding the potential construction of 200 to 300 homes in an area already experiencing rising crime rates and inadequate police patrols.

Our community is deeply concerned that this proposal does not align with the City of McKinney's comprehensive plan. Specifically, we highlight the following points:

1. **Incompatibility with Existing Neighborhood Density:** The proposed development contradicts the intended designation of our area as an entertainment district, which should prioritize businesses and amenities over dense residential housing.
2. **Inadequate Infrastructure and Road Capacity:** Our roads are currently insufficient to support any additional homes. Adding more residences will exacerbate existing traffic issues and considerably strain our community's infrastructure.
3. **Increased Crime Risks:** With the addition of more homes, we fear there will be a subsequent rise in crime. The current lack of adequate police patrol means our community already feels vulnerable. My own experiences with tenant turnover and lease breaks are a testament to concerns over safety that persist due to the increasing crime rates, including a recent shooting incident that has heightened fears among families.

We believe that allowing Lennar Builder to proceed with this rezoning request would pose an unacceptable risk to our neighborhood, as they have not established a safe community in the past. Our residents should not have to bear the burden of unsafe conditions, and we strongly urge you to consider the long-term implications of this development on our quality of life.

Thank you for considering our concerns. We hope the planning department will take our opposition into account and prioritize the safety and well-being of our community.

Sincerely,

Lucy Nguyen

760-586-1033

Owner/Landlord of Property at 7728 Skier Dr.

**From:** Charlotte Nelson  
**Sent:** Tuesday, April 14, 2026 9:20 AM  
**To:** Jacob Bennett  
**Cc:** Contact-Planning  
**Subject:** FW: Zone

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

From: Family Yetter  
Sent: Monday, April 13, 2026 7:10 PM  
To: Contact-Planning <Contact-Planning@mckinneytexas.org>  
Subject: Zone

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Hello,

I'm really concerned about rezoning this area. I'm concerned that Lena is trying to rezone after they sold a lot of our homes to section 8 housing. It's become very dangerous in our neighborhood and now this rezoning could just bankrupt those of us who had bought homes and we have no way to sell our homes because we would have to come up with like \$60,000 just to get out of our loans. This freeze zone and make more criminal activity in our area. We had our second shooting due to a drug deal in the Grove of Honey preserve I can't imagine what more cheap housing would do. We spent our whole life savings on our house and we're promised that we would not have to deal with this and then Lennar went and sold a bunch of houses to people who sent them to section 8 we are begging you to reconsider and not rezone the area.

Frank Leon Yetter

Hey it's from Kourtne!

**From:** Charlotte Nelson  
**Sent:** Tuesday, April 14, 2026 9:20 AM  
**To:** Jacob Bennett  
**Cc:** Contact-Planning  
**Subject:** FW: ZONE2026-0026 Case Comments

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**From:** Ethan McPeek  
**Sent:** Monday, April 13, 2026 11:38 PM  
**To:** Contact-Planning <[Contact-Planning@mckinneytexas.org](mailto:Contact-Planning@mckinneytexas.org)>  
**Subject:** ZONE2026-0026 Case Comments

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To Whom It May Concern,

I am writing to oppose **Zoning Case 2026-0026**, which proposes rezoning agricultural land to R-5 use.

The surrounding area (Preserve at Honey Creek) already consists of dense single-family housing and faces ongoing challenges related to public safety with apparent increase in frequency. Further development of tight residential living in this location—without corresponding investments in public safety resources and neighborhood services—risks further strain on police and emergency response coverage and negative impacts to quality of life for existing residents.

I respectfully urge the City to consider a more balanced and beneficial alternative, such as:

- Phasing any residential development with required investments in public safety, traffic improvements (such as Hardin connection), and policing infrastructure.
- Rezoning to lower-density zoning such as R-12 or R-6. This aligns with the Suburban Living (SL) designation for the Trinity Falls District. R-5 is noted to be used for suburban living in “unique circumstances” per the Unified Development Code. Additional uniquely tight zoning does not appear to be in the best interest of the surrounding community at this time.

I ask that the City deny or modify Zoning Case 2026-0026 to better align with McKinney’s long-term planning goals, neighborhood stability, and public safety priorities.

Thank you for your consideration.

Ethan McPeek  
972-832-5576

**From:** Charlotte Nelson  
**Sent:** Thursday, April 16, 2026 8:10 AM  
**To:** Jacob Bennett  
**Cc:** Contact-Planning  
**Subject:** FW: File # 26-0026Z

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**From:** Chella Thayer  
**Sent:** Wednesday, April 15, 2026 7:53 PM  
**To:** Contact-Planning <[Contact-Planning@mckinneytexas.org](mailto:Contact-Planning@mckinneytexas.org)>  
**Subject:** File # 26-0026Z

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Hi, I am writing in regards to the zoning change that Lennar is proposing with the city of McKinney. Please do not approve this proposal. Not only are we seeing alarming crime rates in our neighborhood but our nearby schools can hardly keep up with the high influx of students. Where are all these kids going to go to school? There is no plans for any new schools to be built in our area and so many families have already been impacted by the rezone from Frazier to Press. Many of us purchased our homes so our children could attend Frazier to only have it ripped from us just a few short months before they started kindergarten. The last thing this neighborhood needs is more section 8/rental housing as the crime that is occurring is frequent and scary.