

24 February 2022

Honorable Council Members and Mayor,

We are writing you today in opposition to proposed zoning case 21-0038Z which is related to annexation of 40+/- acres east of State Highway 5, north of County Road 278, with direct frontage onto County Road 338 (Fannin Road).

We are residents of McKinney, the McKinney ETJ and Melissa. We will be directly impacted by this decision, and we oppose the MF-3 zoning that is being proposed.

Our time has been limited, but we would like to present you with a signed petition as a means of expressing our concern. The signed petition from 241 citizens is being provided as separate document. In addition to the signed petition, we have started a Change.Org petition due to the current winter weather conditions. As of 3:30pm today, there are 300 signatures online and growing. We believe there is minimal overlap between the two petitions, but regardless our intent is to demonstrate the level of community concern regarding the MF-3 proposal.

**We want to be clear; we are not against new development.** We fully support the commercial development being proposed for the site which fronts State Highway 5 and the future intersection of HWY 5 and CR 339. We are opposed to the MF-3 zoning proposal. We believe multi-family zoning is inappropriate at this location for several reasons:

**1. The defining characteristics of the area do not align with a multi-family / urban neighborhood.**

- a. Immediately east of the Highway 5 commercial corridor, the area consists of three distinct residential types:
  - i. New single-family suburban living (Willow Wood).
  - ii. Estate residential.
  - iii. Rural living / agricultural lifestyle.

**We have provided the following pages of visuals to better demonstrate the characteristics of the area with immediate proximity to the proposed MF-3 zoning.**

**2. The area does not have the infrastructure to support a high-quality multi-family / urban lifestyle.**

- a. Pedestrian based retail, groceries and services are non-existent in the immediate area.
- b. Significant driving distances are required to acquire the basic daily necessities of residents.
- c. Regularly scheduled public transit does not exist in the area and is not forecast to be available.

**3. The existing road network is not designed to support the added traffic congestion that would result from multi-family urban development.**

- a. The surrounding street network consists of 2-lane, strip paved county roads which are not designed for intense use.
- b. Even if the developer improves the pavement, this will only be in the area immediately adjacent to the site frontage and at some point, the traffic will transition back to existing 2-lane asphalt roads.
- c. Fannin Road, CR 278 and CR 338 are already challenged due to current traffic generated by new suburban development and Willow Wood Elementary.

**4. Multi-family / urban development in this northern portion of the East Fork District would be inconsistent with the land use strategies already defined by the One McKinney 2040 Comprehensive Plan.**

We respectfully urge the McKinney City Council to consider the best interests of the landowners and residents in this area and reject any annexation which would include multi-family residential zoning.



COMMERCIAL

Proposed  
MF-3

ESTATE RESIDENTIAL  
&  
RURAL LIVING

ESTATE RESIDENTIAL  
&  
RURAL LIVING

NEW  
WILLOW WOOD  
SINGLE FAMILY

ESTATE RESIDENTIAL  
&  
RURAL LIVING



*Homes that line the south and eastern borders of the proposed MF-3 site.*





*The property lines of these homes begin within 500 yards of the of the proposed MF-3 site.*





*New residential properties in the surrounding area east of the proposed MF-3 site.*





*Typical homes in the Willow Wood neighborhood which is continuing to expand, with very close proximity to the proposed MF-3 site.*

*45 foot tall, 3 story multi-family apartments are proposed as acceptable here.*

*The roof line of this home is 22 feet tall.*

*A 45 ft horizontal set-back, masonry wall, and landscaping will do little to reduce the negative impact of 3-story apartments looming over this home and other homesteads that back up to the site.*

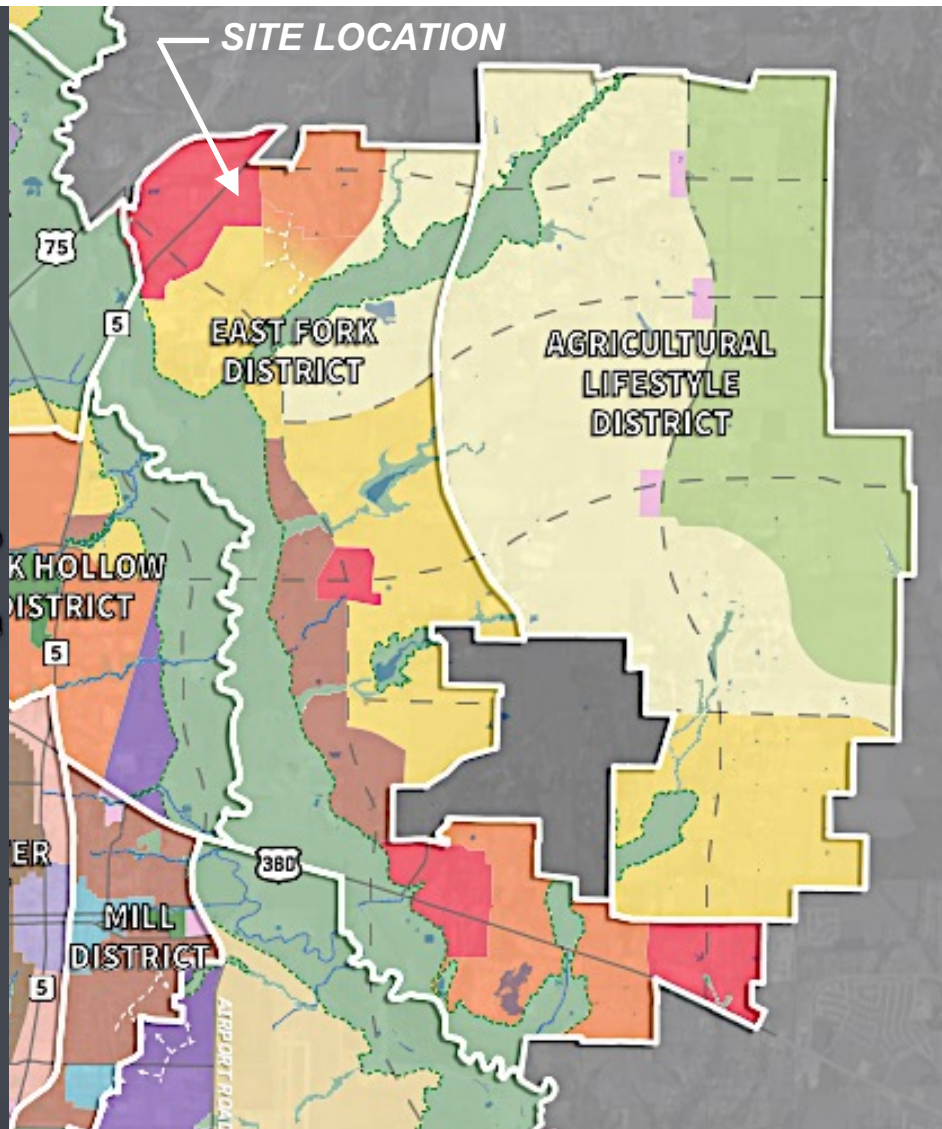
*Note: A 6 ft tall masonry wall would be shorter than the front door on this house.*

*A suburban single-family development could create a more sympathetic transition and buffer between these existing homes and new commercial development along HWY 5 and the proposed extension of CR 339 to HWY 5.*

# LAND USE DIAGRAM

## LEGEND Placetypes

- Aviation
  - Commercial Center
  - Employment Mix
  - Entertainment Center
  - Estate Residential
  - Historic Town Center - Downtown
  - Historic Town Center - Mix
  - Historic Town Center - Residential
  - Manufacturing & Warehousing
  - Mixed Use Center
  - Neighborhood Commercial
  - Professional Campus
  - Rural Residential
  - Suburban Living
  - Transit-Ready Development
  - Urban Living
- Other Features**
- Floodplain / Amenity Zone
  - District Boundary



## PLACETYPES FOR McKINNEY'S FUTURE

Placetypes represent the various categories of land use permitted in the city. Placetypes are assigned to general areas of the City that are expected to exhibit characteristics similar to those outlined below and consistent with the overarching policies and land planning policies which have been developed. The Preferred Scenario builds upon 14 different placetypes which are identified and described on the following pages.

### RURAL LIVING



Rural Living areas are characterized by very large lots, abundant open space, pastoral views, and a high degree of separation between buildings. The lots are typically larger than 2 acres and residential home sites are located randomly throughout the countryside. This type of development helps to maintain the rural character, scale, and scenic values of the surrounding area. This Placetype is intended to be the home of McKinney's farmland and pastureland.

#### IDENTIFYING FEATURES

1. Single-family Large Lots
2. Country Atmosphere
3. Agricultural Uses



### ESTATE RESIDENTIAL



Primarily large, single-family housing developments on the urban-rural fringe. Unlike the Rural Living Placetype, home sites are typically located in a subdivision layout with access to some utility services. Residential uses are oriented interior to the site and may not have farm and livestock restrictions in more rural locations of the Placetype. Use cases in the Estate Residential Placetype range from 1/2 acre to 2+ acres lots.

#### IDENTIFYING FEATURES

1. Single-family Large Lots
2. Open Spaces & Amenities
3. Subdivision Orientation
4. Suburban-Rural Transition



### SUBURBAN LIVING



This Placetype is found in close proximity to neighborhood commercial and commercial centers. Suburban Living provides the population necessary to support the nearby commercial and professional office uses within the surrounding corridors. These neighborhoods generally feature a subdivision layout. Residential uses are typically self-contained with a buffer from non-residential developments through transitional uses and landscaped areas. Lot sizes in Suburban Living areas are consistently less than 1/2 acre.

#### IDENTIFYING FEATURES

1. Single-family Mid-Size Lots
2. Parks & Amenities
3. Complements Neighborhood Commercial
4. Subdivision Orientation



### URBAN LIVING



Urban Living areas support a mix of housing options in a walkable development pattern. Urban neighborhoods are relatively compact and easy to get around by car, bike, or walking. They may contain one or more of the following housing types: small lot, single family detached, townhomes, duplexes, condominiums, or apartments. The design and scale of the development in an urban neighborhood encourages active living, with a complete and comprehensive network of walkable streets. Although minimal, urban residential neighborhoods provide a small amount of local retail and services that serves the smaller and less intensive neighborhoods.

#### IDENTIFYING FEATURES

1. Compact Development
2. Mix of Residential Uses
3. Neighborhood Supporting Retail
4. Multi-modal Connectivity





# RESIDENT & PROPERTY OWNER PETITION to the McKinney City Council

Regarding the following McKinney P&Z Proposal set before McKinney City Council:

**ANNEX 2021-004 MULTI-FAMILY & COMMERCIAL | P&Z CASE # 21-0038Z | 21-0004A - HWY 5 COMMERCIAL & MR**

We the undersigned do hereby petition the McKinney City Council to reject the Multi-Family Residential zoning request as proposed for the property in the McKinney ETJ located at State Highway 5 (6514 N. McDonald) & 515 Fannin Road Melissa, TX.

We support commercial development. And we support single family development such as the new Willow Wood neighborhood.

We the undersigned urge the McKinney City Council to consider the best interests of the land-owners and residents in this area and reject any annexation which would include Multi-Family Residential zoning.

By signing below I am stating that I am a registered voter in the City of McKinney and/or Collin County and I have read the above request for petition:

	PRINTED NAME	ADDRESS	OPTIONAL EMAIL or PHONE NUMBER	SIGNATURE	DATE
1	Robert Scott Conn	5100 Vester Ct. McKinney			2/20/22
2	Amanda Brown	485 Forest Lane Melissa			2/20/22
3	Rebekah Hernandez	1333 Ritman Dr McKinney	com		2/20/22
4	Chad Lay	1101 Hoyt Dr. McKinney			2/20/22
5	Sophia Grisham	1208 Granger Dr. McKinney			2/20/22
6	Alex Grisham	1208 Granger Dr. McKinney			2/20/22
7	Cindy Cedillo	1809 Olympia Dr Allen, TX			2/20/22
8	Jessica Wilson	1112 Roman Dr. Princeton			2/21/22
9	Crystal Kelly	2723 Bordeaux Dr McKinney TX			2/21/22
10	Wanda Kelly	2723 Bordeaux Dr McKinney TX			2/22/22
11	MARILYNE TODD	3309 <del>McKinney</del> Timber Glen McKinney			2/22/22
12	Adelma Clemente	2770 N. Brown, 2602, McKinney, TX			2/21/22
13	Engracia Hernandez	4717 Dorchester Dr. McKinney			2/21/22
14	EUGENIO TORRES	2812 Winchester Ave Melissa			2/21/22
15	Erica Torres	2812 Winchester Ave Melissa			2/21/22

Petitioner Printed Name: Nicole Borovicka

Petitioner Signature: Nicole Borovicka

Paid  
 Volunteer

Petitioner Signature: Nicole Borovicka

Date: 2/22/22

Petition Page #: 1 of 22

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**ANNEX 2021-004 MULTI-FAMILY & COMMERCIAL | P&Z CASE # 21-0038Z | 21-0004A - HWY 5 COMMERCIAL & MR**

*LANCASTER (cul de sac) colvin (cul de sac)*

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PRINTED NAME	ADDRESS	OPTIONAL EMAIL or PHONE NUMBER	SIGNATURE	DATE
1 Elizabeth RESEN	671 LaCose Ln Melissa		<i>Elizabeth Resen</i>	2/20
2 Sammie Kibbee	520 LaCose LN		<i>Sammie Kibbee</i>	2/27/22
3 Janet Kibbee	520 LaCose Lane		<i>Janet Kibbee</i>	02/27
4 Erika Herrera	717 Lancaster Dr		<i>Erika Herrera</i>	2/24/22
5 Thinh Pham	701 Lancaster Dr		<i>Thinh Pham</i>	2/21/22
6 Nga Dinh	↓		<i>Nga Dinh</i>	2/21/22
7 Blace DeWolf	5201 Colvin COURT		<i>Blace DeWolf</i>	2/21/22
8 Chris DeWolf	5201 Colvin Court		<i>Chris DeWolf</i>	2/21/22
9 PHILLIP BAILEY	5204 Colvin COURT		<i>Phillip Bailey</i>	2/21/22
10 KATERINA BAILEY	" "		<i>Kat Bailey</i>	2/21/22
11 Glover Davis	801 Lancaster Dr McKinney, TX		<i>Glover Davis</i>	2/21/22
12 TERRY REAL	401 PowerHouse McKinney		<i>Terry Real</i>	2/21/22
13 Nicholas Rivera	401 PowerHouse McKinney TX		<i>Nicholas Rivera</i>	2-21-22
14 Tristan Johnson	401 PowerHouse McKinney TX		<i>Tristan Johnson</i>	2-21-22
15 Monemeh Shehab	5202		<i>Monemeh Shehab</i>	2-21

Petitioner Printed Name: **TERRI HAMMAEK**  
 Petitioner Signature: *Terri Hammack*

Petitioner Signature: *Terri Hammack* Date: 2/21/22  
 Petition Page #: 8 of 22

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	PRINTED NAME	ADDRESS	OPTIONAL EMAIL or PHONE NUMBER	SIGNATURE	DATE
1	Anjali Bhatt/Jay Bhatt	anjali.bhatt22093@gmail.com	804 Claremont of McKinney, TX		2/20/2022
2	AMINA M DAAR	aminadear@gmail.com	812 CLAREMONT		2/20/2022
3	JAMILA M DAAR	Jamiladacar@gmail.com			2/20/2022
4	LAWRENCE G. NORMAN	Larrygnorman@yahoo.com			2/20/22
5	Sonya Gilman	jsgilman19@gmail.com			2/20/22
6	Jeremy Gilman	jsgilman17@gmail.com			2-20-22
7	Bernhardt Miller	bernmiller32@att.net			2-20-22
8	Cornelia Miller	Cornelia.bien@gmail.com			2-20-22
9	Pamela Dyson	5217 Prospect St. McKinney TX 75071	pamdyson1575@yaho.com		2/20/22
10	Jean Seamans	5208 Prospect McKinney TX	Seamansjean@gmail.com		2/20/22
11	Jean Seamans	5208 Prospect McKinney TX			2/20/22
12	Langston Brady	5209 Prospect St McKinney TX			2/20/22
13	Matthew Reyes	matthereyes404@gmail.com			2/20/22
14	Brian Childress	673 LaCore Lane			2/20/22
15	Brian Childress	671 LaCore Lane			

Petitioner Printed Name: TERRI HANNACK

Petitioner Signature:

Petitioner Signature:

Date: 2/20/22

Petition Page #: 3 of 22

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PRINTED NAME	ADDRESS	OPTIONAL EMAIL or PHONE NUMBER	SIGNATURE	DATE
1. Laura Sunderlin	704 Lancaster Dr., McKinney, TX		Laura Sunderlin	2/21/22
2. Kaleigh Sunderlin	704 Lancaster Drive, McKinney, TX		Kaleigh Sunderlin	2/21/22
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Petitioner Printed Name: **CHET FISHER**

Petitioner Signature: 

Print Name

Petitioner Signature: 

Date: **2/21/22**

Petition Page #: **4 of 22**

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PRINTED NAME	ADDRESS	OPTIONAL EMAIL or PHONE NUMBER	SIGNATURE	DATE
1 Reuben Chatman	5404 Nighthawk St 75071			2-20-22
2 Sharon Stancle	2317 Terry Ave			2-20-22
3 Shalay Stancle	2317 Terry Ave, Melissa, TX 75454			2-20-22
4 Gary Stancle Jr	2317 Terry Ave Melissa TX 75454			2-20-22
5 Gang Stand	2317 Terry Ave Melissa TX 75454			2-21-22
6 MARE HEITLER	5412 NIGHTHAWK ST MCKINNEY TX 75071			2/21/2022
7 Veleka Storum	5405 Nighthawk St McKinney TX 75071			2/21/2022
8 Derrick McMan	5405 Nighthawk St McKinney TX 75071			2/21/2022
9 Jacob Caramanna	5410 Nighthawk St. McKinney TX 75071			2/21/2022
10 Brittany Caramanna				2/21/2022
11 Sybil Thompson	5501 Nighthawk St. McKinney TX 75071			2/21/2022
12 Katy Munoz	5329 Ruger Lane McKinney TX 75071			2/21/22
13 Ruben Munoz	5329 Ruger Ln MCK TX 75071			2/21/22
14 Nick Thompson	5501 Nighthawk St. McKinney TX 75071			2/21/22
15 Angel Heitler	5412 Nighthawk St. McKinney TX 75071			2/21/22

Petitioner Printed Name: CHERYL FISHER

Petitioner Signature:

Petitioner  
 Volunteer

Petitioner Signature:

Date: 2/21/22

Petition Page #: 5 of 22

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PRINTED NAME	ADDRESS	OPTIONAL EMAIL or PHONE NUMBER	SIGNATURE	DATE
1 Kristina Eizenzimer	5409 Nighthawk St McKinney TX		<i>Kristina Eizenzimer</i>	2/21/22
2 Dawn Sumner	5200 Trail house way mckinney TX		<i>Dawn Sumner</i>	2/21/22
3 Kenneth Pyle	5105 Nighthawk St. McKinney TX		<i>Kenneth Pyle</i>	2/22/22
4 Katie Pyle	" " " " " "		" " " "	" "
5 Carrie Breckennridge	5205 Ruger Ln. McKinney, TX		<i>Carrie Breckennridge</i>	2/22/22
6 Michael Keeper	5209 Trail house way. McKinney, TX		<i>Michael Keeper</i>	2-22-22
7 Natalie Stambaugh	5209 Trail house way McKinney, TX		<i>Natalie Stambaugh</i>	2-22-22
8 Sean Matheny	5202 Trail house way McKinney TX		<i>Sean Matheny</i>	2-22-22
9 Elizabeth Matheny	5202 Trail house way McKinney TX		<i>Elizabeth Matheny</i>	2-22-22
10 Steven Guthrie	5208 Trail house way McKinney TX		<i>Steven Guthrie</i>	2.22.22
11 Shannon Guthrie	5208 Trail house way McKinney TX		<i>Shannon Guthrie</i>	2.22.22.
12 Viviana Ruiz	5211 Nighthawk St.		<i>Viviana Ruiz</i>	2-22-22
13 Elizabeth Duncan	5206 Remington Rd		<i>Elizabeth Duncan</i>	2-22-22
14 Stacy Hensley	5203 Remington Rd.		<i>Stacy Hensley</i>	2-22-22
15 Shane Hensley	5203 Remington Rd.		<i>Shane Hensley</i>	

Petitioner Printed Name: **DAVE FISHER**  
 Petitioner Signature: *[Signature]*  
 Volunteer

Petitioner Signature: *[Signature]* Date: 2/22/22  
 Petition Page #: 6 of 22

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	PRINTED NAME	ADDRESS	OPTIONAL EMAIL or PHONE NUMBER	SIGNATURE	DATE
1	Lindsay Beard	5200 Remington Rd McKinney TX 75071		<i>Lindsay G. Beard</i>	2/22/22
2	Ben Beard	" " " "		<i>Ben Beard</i>	2-22-22
3	Jasha Foster	5502 Nighthawk St McKinney TX 75071		<i>Jasha Foster</i>	2-22-22
4	Jerome Foster	" "		<i>Jerome Foster</i>	2-22-22
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Petitioner Printed Name: CAROL FISHER

Petitioner Signature: *Carol Fisher*  Petitioner

Petitioner Signature: *Carol Fisher* Date: 2/22/22

Petition Page #: 7 of 22

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PRINTED NAME	ADDRESS	OPTIONAL EMAIL or PHONE NUMBER	SIGNATURE	DATE
1 EDDIE WALTER	104 DOVE CREEK MCKINNEY			2-20-22
2 KEVIN NITZSCHKE	x 102 DOVE CREEK MCKINNEY			20 FEB 2022
3 LISA NITZSCHKE	x 100 DOVE CREEK MCKINNEY			20 FEB 2022
4 DIADNE SMITH	x 101 DOVE CREEK MCKINNEY			2-20-22
5 TONNA EVANS	101 DOVE CREEK MCKINNEY			2-20-22
6 KORI MANNING	103 DOVE CREEK, MCKINNEY			2-20-22
7 COLE BANNER	x 104 COVEY LN, MCKINNEY TX 75011			2-20-22
8 CINNA IDONUCA	101 COVEY LN MCKINNEY TX 75071			2/20/22
9 BONNIE THOMPSON	102 COVEY LN " " "			2/20/22
10 TERRY WELLS	x 100 COVEY LN " " "			2/20/22
11 TRAVIS FURKETT	x 101 COVEY LANE			2/20/22
12 DENNIS RODGERS	x 200 COVEY LANE MCKINNEY, TX 75071			2/20/22
13 WENDY RODGERS	x 200 COVEY LANE MCKINNEY, TX 75071			2/20/22
14 NICK STONER	x 201 COVEY LANE MCKINNEY, TX 75071			2/20/22
15 MARILYN MATTEI	x 202 COVEY LANE MCKINNEY, TX 75071			2/20/22
Petitioner Printed Name: JEFF CHAN			Petitioner Signature: 	Date: 2/22/22
Petitioner Signature: 			Petition Page # 8 of 22	



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1	Jacob Dudley	309 Corey Ln McKinney TX 75071			2-21-22
2	Paul Elias	303 Corey Ln McKinney TX 75071			2-21-22
3	Renee Painter	306 Dove CRK McKinney 75071			2-21-22
4	Jason Painter	306 Dove Creek McKinney 75071			2-21-22
5	MARIE BROWN Valerie Brown	213 Corey Ln McKinney 75071		600-cow Valerie A. Brown	2-21-22
6	Nancy Moore	211 Corey Ln McKinney 75071		Nancy Moore	2/21/22
7	CHRIS MOORE	211 Corey Ln McKinney 75071			2/21/22
8	JEFF CHAN	106 DOVE CREEK, McKinney 75071			2/21/22
9	Debbie Chan	106 Dove Creek McKinney 75071			2/21/22
10					
11					
12					
13					
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15					

Petitioner Printed Name: **JEFF CHAN**

Petitioner Signature:

Paid  
 Volunteer

Petitioner Signature:

Date: 2/21/22

Petition Page # 9 of 22

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PRINTED NAME	ADDRESS	OPTIONAL EMAIL or PHONE NUMBER	SIGNATURE	DATE
1 Amy Feague	1789 C.R. 338, McKinney Tx 75071			2/21/22
2 Rick Eubank	2371 C.R. 338 McKinney TX 75071		Rick Eubank MS	2/21/22
3 Sherri Eubank	" " "		Sherri Eubank MS	2/21/22
4 Jennifer Swim	2177 CR 338 McKinney TX 75071		J Swim	2/21/22
5 Joseph F. BORCHARD	2161 Borchard Trail, McKinney TX 75071		J.F. Borchard	2/21/22
6 Paul Borchard	2161 Borchard Trail, McKinney, TX 75071		Paul Borchard	2-21-2022
7 Mary Borchard	2161 Borchard Trail, McKinney TX 75071		Mary Borchard	2-21-22
8 JOHNNIE HOWELL	2172 County Road 338 McKinney TX 75071		<del>Johnnie Howell</del>	2-21-22
9 Susie L. MILES	3983 CR 338 <sup>80</sup> McKinney, TX 75071		Susie Miles MS	2-22-22
10 DAVID BRUCE	2118 CR 338 McKinney, TX 75071		David Bruce	2/23/22
11 Valinda Bruce	2118 CR 338 McKinney, TX 75071		Valinda Bruce	2/23/22
12 Chad Jeague	1789 C.R. 338 McKinney, TX 75071		Chad Jeague	2-23-22
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Petitioner Printed Name: **CHET FISHER**

Petitioner Signature:

Volunteer

Petitioner Signature:

Date: **2/22/22**

Petition Page #: **10 of 22**

# RESIDENT & PROPERTY OWNER PETITION to the McKinney City Council

Regarding the following McKinney P&Z Proposal set before McKinney City Council:

**ANNEX 2021-004 MULTI-FAMILY & COMMERCIAL | P&Z CASE # 21-0038Z | 21-0004A - HWY 5 COMMERCIAL & MR**

We the undersigned do hereby petition the McKinney City Council to reject the Multi-Family Residential zoning request as proposed for the property in the McKinney ETJ located at State Highway 5 (6514 N. McDonald) & 515 Fannin Road Melissa, TX.

We support commercial development. And we support single family development such as the new Willow Wood neighborhood.

We the undersigned urge the McKinney City Council to consider the best interests of the land-owners and residents in this area and reject any annexation which would include Multi-Family Residential zoning.

By signing below I am stating that I am a registered voter in the City of McKinney and/or Collin County and I have read the above request for petition:

	PRINTED NAME	ADDRESS	OPTIONAL EMAIL or PHONE NUMBER	SIGNATURE	DATE
1	Matthew Smith	3901 Cascades Dr McKinney, TX 75070		<i>Matthew Smith</i>	2/21/2022
2	Christine Smith	3801 Cascades Dr. McKinney, TX 75071		<i>Christine Smith</i>	2/21/2022
3	Joseph Saggese	3329 Woodberry Lane McKinney, TX 75071		<i>Joseph Saggese</i>	2/21/2022
4	Raj Hensley	3329 Woodberry Lane McKinney, TX 75071		<i>Raj Hensley</i>	2/21/2022
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Petitioner Printed Name:

Petitioner Signature:

Date:

*Chris Fisher*

2/21/22

Petition Page #: 11 of 22

Petitioner Signature:

*CHRIS FISHER*  
*Chris Fisher*



# RESIDENT & PROPERTY OWNER PETITION to the McKinney City Council

Regarding the following McKinney P&Z Proposal set before McKinney City Council:

**ANNEX 2021-004 MULTI-FAMILY & COMMERCIAL | P&Z CASE # 21-0038Z | 21-0004A - HWY 5 COMMERCIAL & MR**

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By signing below I am stating that I am a registered voter in the City of McKinney and/or Collin County and I have read the above request for petition:

PRINTED NAME	ADDRESS	OPTIONAL EMAIL or PHONE NUMBER	SIGNATURE	DATE
1 RONALD M GRAHAM	1373 CR 278 MELISSA TX		<i>Ronald M. Graham</i>	
2 JOANN GRAHAM	1373 CR 278 MELISSA TX		<i>Joann Graham</i>	2-19-22
3 Court Carveker	5406 Nighthawk St. McKinney TX		<i>Court Carveker</i>	2-19-22
4 Brooke Carveker	5406 Nighthawk St McKinney TX		<i>Brooke Carveker</i>	2-19-22
5 Kathleen Dollins	706 Wood Duck Ln McKinney TX 75072		<i>Kathleen Dollins</i>	2/19/22
6 Keth Dollins	706 Wood Duck Ln McKinney, TX 75072		<i>Keth Dollins</i>	2-19-22
7 Bruce Borovicka	6348 N. McDonald Melissa, Tx 75454		<i>Bruce Borovicka</i>	2-19-22
8 CHET FISHER	1728 PRIVATE ROAD 5042, MELISSA		<i>Chet Fisher</i>	2-19-22
9 Angie Fisher	1728 PRIVATE Rd 5042, MELISSA		<i>Angie Fisher</i>	2-19-22
10 NATHAN SMITH	1819 PRIVATE RD 5042 MELISSA, TX 75454		<i>Nathan Smith</i>	2-22-22
11 Melissa Smith	1819 Private Rd 5042 Melissa, TX 75454		<i>Melissa Smith</i>	2-22-22
12 Ramdym Dumdumaya	1710 RT RD 5042 MELISSA TX 75454		<i>Ramdy Dumdumaya</i>	2-22-22
13 Andre Dumdumaya	1710 RT RD 5042 MELISSA TX 75454		<i>Andre Dumdumaya</i>	2-22-22
14 Valinda Kennedy	1795 Pvt Rd 5042 Melissa, TX 75454		<i>Valinda Kennedy</i>	2-23-22
15 Khris Kennedy	1795 Pvt Rd 5042 Melissa, TX 75454		<i>Khris Kennedy</i>	2-23-22

Petitioner Printed Name: **CHET FISHER**  
 Petitioner Signature: *Chet Fisher*

Petitioner Signature: *Chet Fisher* Date:

# RESIDENT & PROPERTY OWNER PETITION to the McKinney City Council

Regarding the following McKinney P&Z Proposal set before McKinney City Council:

**ANNEX 2021-004 MULTI-FAMILY & COMMERCIAL | P&Z CASE # 21-0038Z | 21-0004A - HWY 5 COMMERCIAL & MR**

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By signing below I am stating that I am a registered voter in the City of McKinney and/or Collin County and I have read the above request for petition:

	PRINTED NAME	ADDRESS	OPTIONAL EMAIL or PHONE NUMBER	SIGNATURE	DATE
1	Dan Higgins	6573 N. McDonald St			2/20/22
2	Jerry & Jackie Tate	3459 Co Rd 338 melissa TX 75454			2/20/22
3	Connie Gotten	1089 County Rd 278, Melissa, TX 75454			2/20/22
4	George Kohler	1167 County Rd 278 Melissa, TX 75454			2/20/22
5	Darrell Tingler	1235 County Rd 278 Melissa TX 75454			2/20/22
6	Nate Tingler	1235 county Rd 278 melissa Tx 75454			2/20/22
7	FRED HAIGHT	3585 County Rd 338 Melissa TX 75454			
8	Alicia Haight	3585 County Road 338, Melissa TX 75454			2/21/22
9	Martha Sullivan	3591 County Rd 338 Melissa, TX 75454			2/21/22
10	Diane M Haight	3591 CR 338, Melissa, TX 75454			2/21/22
11	William C Haight	3593 CR 338, Melissa TX 75454			2/21/22
12	Jack Haight	3585 CR 338, Melissa, TX 75454			2/21/22
13	Leslie Haight	3585 CR 338 Melissa, TX 75454			2/21/22
14	Russell Crane	378 CR 338 Melissa, TX 75454			2/22/22
15	Ann Crane - Ann Crane	3780 CR 338 Melissa, TX 75454			2/22/22

Petitioner Printed Name: CYRIL FISHER

Petitioner Signature:

Petitioner Signature:

Date: \_\_\_\_\_

# RESIDENT & PROPERTY OWNER PETITION to the McKinney City Council

Regarding the following McKinney P&Z Proposal set before McKinney City Council:

**ANNEX 2021-004 MULTI-FAMILY & COMMERCIAL | P&Z CASE # 21-0038Z | 21-0004A - HWY 5 COMMERCIAL & MR**

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By signing below I am stating that I am a registered voter in the City of McKinney and/or Collin County and I have read the above request for petition:

PRINTED NAME	ADDRESS	OPTIONAL EMAIL or PHONE NUMBER
1 Marcy Benson	1722 Rosemary Barn Lane	
2 Scott Benson	1722 Rosemary Barn Ln	
3 William Kibbey Stovall	1991 Sunset Trail	
4 Janet Gagnon	1991 Sunset Trail	
5 Jeremy Daniel	616 Fannin Rd	
6 Ashley Daniel	616 Fannin Rd.	
7 Ernest S. Martin	1585 CR 339, Melissa, TX 75454	
8 Janice L. Martin	1585 CR 339, Melissa, TX 75454	
9 DAVID A. DEATON	3710 CR 338 MELISSA, TX 75454	
10 PATRICIA G. DEATON	3710 CR 338 MELISSA, TX 75454	
11 Charles Martin	1575 CR 339, Melissa, TX 75454	
12 Cory Martin	1575 CR 339, Melissa, TX 75454	
13 Monica Spaulding	1429 CR 278 MELISSA TX 75454	
14 Floyd W. Spaulding	1429 CR 278 Melissa TX 75454	
15 Mike Swin (Michael D.)	2280/2172/3150 CR 338 McKinney 75071	

SIGNATURE	DATE
<i>[Signature]</i>	2-19-22
<i>[Signature]</i>	2-19-22
<i>[Signature]</i>	2-19-22
<i>[Signature]</i>	2-19-22
<i>[Signature]</i>	2/19/22
<i>[Signature]</i>	2-19-22
<i>[Signature]</i>	2-19-22
<i>[Signature]</i>	2-19-22
<i>[Signature]</i>	2-19-22
<i>[Signature]</i>	2-19-22
<i>[Signature]</i>	2-19-22
<i>[Signature]</i>	2/19/22

Petitioner Printed Name:  
**CHET FISHER**

Petitioner Signature:  
*[Signature]*

Volunteer

Petitioner Signature:  
*[Signature]*

Date:  
2/19/22

# RESIDENT & PROPERTY OWNER PETITION to the McKinney City Council

Regarding the following McKinney P&Z Proposal set before McKinney City Council:

**ANNEX 2021-004 MULTI-FAMILY & COMMERCIAL | P&Z CASE # 21-0038Z | 21-0004A - HWY 5 COMMERCIAL & MR**

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By signing below I am stating that I am a registered voter in the City of McKinney and/or Collin County and I have read the above request for petition:

PRINTED NAME	ADDRESS	OPTIONAL EMAIL or PHONE NUMBER	SIGNATURE	DATE
1 Lori A. Swin	2280 CR 338 McKinney 75071		<i>Lori Swin</i>	2/19/22
2 Burl Woadard	3662 CR 338 Melissa TX 75454		<i>Burl Woadard</i>	2-19-22
3 Jim REWAUD	450 FREEDOM TRL. MELISSA TX 75454		<i>Jim Rewaud</i>	2-19-22
4 Janell Britten-Sharp	1580 County Road 339, Melissa, TX		<i>Janell Britten-Sharp</i>	2-19-22
5 STEVE SHARP	1580 COUNTY ROAD 339, MELISSA, TX		<i>Steve Sharp</i>	2-19-22
6 MIKE GARDNER	3471 CR 338 MELISSA TX		<i>Mike Gardner</i>	
7 JESSICA GARDNER	3471 CR 338 MELISSA, TX		<i>Jessica Gardner</i>	2/19/22
8 Terri HAMMACK	3471 CR 338 "		<i>Terri Hammack</i>	2/19/22
9 JOHN HAMMACK	" " " "		<i>John Hammack</i>	2/19/22
10 Michael Summers	1010 Barrymore Lane, Allen, TX 75013		<i>Michael Summers</i>	2/19/22
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Petitioner Printed Name:

Petitioner Signature: *CHET FISHER*

Petitioner

*[Signature]*

Date:

# RESIDENT & PROPERTY OWNER PETITION to the McKinney City Council

Regarding the following McKinney P&Z Proposal set before McKinney City Council:

**ANNEX 2021-004 MULTI-FAMILY & COMMERCIAL | P&Z CASE # 21-0038Z | 21-0004A - HWY 5 COMMERCIAL & MR**

We the undersigned do hereby petition the McKinney City Council to reject the Multi-Family Residential zoning request as proposed for the property in the McKinney ETJ located at State Highway 5 (6514 N. McDonald) & 515 Fannin Road Melissa, TX.

We support commercial development. And we support single family development such as the new Willow Wood neighborhood.

We the undersigned urge the McKinney City Council to consider the best interests of the land-owners and residents in this area and reject any annexation which would include Multi-Family Residential zoning.

By signing below I am stating that I am a registered voter in the City of McKinney and/or Collin County and I have read the above request for petition:

PRINTED NAME	ADDRESS	OPTIONAL EMAIL or PHONE NUMBER	SIGNATURE	DATE
1 Jenna Daniel	410 Fannin Rd. Melissa TX 75454		<i>Jenna Daniel</i>	2/21/22
2 Heidi Tomsett	425 Fannin Road, Melissa, TX 75454		<i>Heidi Tomsett</i>	2/22/22
3 Arthur Kevin Tomsett	425 Fannin Road, Melissa, TX 75454		<i>Arthur Tomsett</i>	
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Petitioner Printed Name: CHET FISHER / BILL DANIEL

Petitioner Signature: *[Signature]*  Paid  Not Paid

Petitioner Signature: *[Signature]* Date: \_\_\_\_\_

Petition Page # 16 of 22



# RESIDENT & PROPERTY OWNER PETITION to the McKinney City Council

Regarding the following McKinney P&Z Proposal set before McKinney City Council:

**ANNEX 2021-004 MULTI-FAMILY & COMMERCIAL | P&Z CASE # 21-0038Z | 21-0004A - HWY 5 COMMERCIAL & MR**

We the undersigned do hereby petition the McKinney City Council to reject the Multi-Family Residential zoning request as proposed for the property in the McKinney ETJ located at State Highway 5 (6514 N. McDonald) & 515 Fannin Road Melissa, TX.

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By signing below I am stating that I am a registered voter in the City of McKinney and/or Collin County and I have read the above request for petition:

PRINTED NAME	ADDRESS	OPTIONAL EMAIL or PHONE NUMBER	SIGNATURE	DATE
1 Rosalie Saggese	1747 Private Road 5042 Melissa		R. Saggese	2/19/22
2 SAL SAGGESE	1747 P.R. 5042 MELISSA TX 75454		SAL SAGGESE	2/19/22
3 Scott Gressett	1733 PR 5042 Melissa TX 75454		Scott Gressett	2/19/22
4 Ellen Gressett	1733 PR 5042 Melissa TX 75454		Ellen Gressett	2/19/22
5 PETER LINKE	1990 SUNSET TRL WICKRIDGE, TX 75071		Peter Linke	2/19/22
6 Richard Couper	415 Fannin RD MELISSA TX 75454		Richard Couper	2/19/22
7 DENNIS R. SUMMERS	433 FANNIN RD MELISSA TX 75454		Dennis Summers	2/19/22
8 Judy Furlong	6376 McDonald St		Judy Furlong	2/19/22
9 Mark Fisher	1728 Private Road 5042		Mark Fisher	2/20/22
10 Matthew Fisher	1728 Private Road 5042		Matthew Fisher	2/22/22
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Petitioner Printed Name: **MARK FISHER**  
 Petitioner Signature: *Mark Fisher*  
 Paid Petitioner

Petitioner Signature: *Mark Fisher* Date: \_\_\_\_\_  
 Petition Page #: **317 of 22**

# RESIDENT & PROPERTY OWNER PETITION to the McKinney City Council

Regarding the following McKinney P&Z Proposal set before McKinney City Council

**ANNEX 2021-004 MULTI-FAMILY & COMMERCIAL | P&Z CASE # 21-0038Z | 21-0004A - HWY 5 COMMERCIAL & MK**

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By signing below I am stating that I am a registered voter in the City of McKinney and/or Collin County and I have read the above request for petition:

PRINTED NAME	ADDRESS	OPTIONAL EMAIL or PHONE NUMBER	SIGNATURE	DATE
1 JAMES RENAUD	450 FREEDOM TR MELISSA TX 75454			2/20/22
2 SCOTT BROWN	1228 MILLETZ RD MELISSA, TX 75454			2/20/22
3 ANNE BROWN	1228 MILLER RD MELISSA TX 75454			2-20-22
4 Tiffani Doughty	444 Freedom Trl Melissa, Tx 75454			
5 Brandon Renaud	433 Freedom Trl Melissa, Tx 75454			2.22.22
6 REBECCA RENAUD	450 FREEDOM TR MELISSA TX 75454			2-23-22
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Petitioner Printed Name:

CHET FISHER

Petitioner Signature:

Paid  
 Not Paid

Signature:

Date:

IC # 10, 22

# RESIDENT & PROPERTY OWNER PETITION to the McKinney City Council

Regarding the following McKinney P&Z Proposal set before McKinney City Council:

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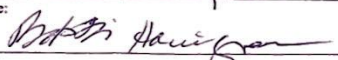
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By signing below I am stating that I am a registered voter in the City of McKinney and/or Collin County and I have read the above request for petition:

PRINTED NAME	ADDRESS	OPTIONAL EMAIL or PHONE NUMBER	SIGNATURE	DATE
1 Bobbi Haenigman	PO BOX 4242 MELISSA TX 75454			2-19-22
2 Nicole Borovick	6348 N McDonald Melissa TX 75454			2-19-22
3 Bruce Yamini	2406 BERRY GROVE CT MELISSA TX 75454			2/21/22
4 DENVA COLLINS	2406 BERRY GROVE CT MELISSA TX 75454			2/21/22
5 Deborah Ahrens	1900 Thornberry Dr Melissa, TX			2/21/22
6 Dion Hawthorne	1906 Thornberry Dr, Melissa TX			2/21/22
7 Lauren Scallan	1941 Thornberry Dr Melissa, TX			2-21-22
8 Shane Scallan	1941 Thornberry Dr. Melissa TX			2-21-22
9 DOYLE WILSON	3227 BERRY HOLLOW DR MELISSA TX			
10 Yann NENEU	1937 Thornberry Dr MELISSA TX			2.21.22
11 Mand Alexander	3202 Berry Hollow Melissa TX			2/21/22
12 Derrick Durr	3204 Berry Hollow Dr Melissa TX			2/24/22
13 E Brenda Alexander	3202 Berry Hollow, Melissa TX			2/24/22
14 GARY BARTOW	3200 BERRY HOLLOW, MELISSA TX			2/24/22
15 Kathy Gerdes	3200 Berry Hollow Dr, Melissa TX			2/24/22

Petitioner Printed Name: Bobbi Haenigman

Petitioner Signature: Bobbi Haenigman 

Date: 2-23-22

# RESIDENT & PROPERTY OWNER PETITION to the McKinney City Council

Regarding the following McKinney P&Z Proposal set before McKinney City Council:

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PRINTED NAME	ADDRESS	OPTIONAL EMAIL or PHONE NUMBER	SIGNATURE	DATE
1 Raeleen Neal	1612 Grandberry Drive		Raeleen Neal	2/21/22
2 CRAIG NEAL	1612 GRANDBERRY DR.		Craig Neal	2/21/22
3 Mary Dietz-Galbreath	210 Fisherman Trail Melissa		Mary Dietz-Galbreath	2/21/22
4 Chris Weide	2511 Dewberry Ct. Melissa		Chris Weide	2-21-22
5 LISA WEIDE	2511 DEWBERRY CT, MELISSA		Lisa Weide	2/21/22
6 Cindy Bachli	2513 Dewberry Ct. Melissa		Cindy Bachli	2/21/22
7 Teresa Donovan	3206 Berry Hollow, Melissa		Teresa Donovan	2/21/22
8 James Donovan Jr	" "		James Donovan Jr	2-21-22
9 James Donovan III	" "		James Donovan III	2-21-22
10 Georgia Smith	2678 Stanley Smith DR.		Georgia Smith	2-21-22
11 Stanley Smith	" " "		Stanley Smith	2-21-22
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Petitioner Printed Name: Bobbi Haenigman  
 Petitioner Signature: Bobbi Haenigman Paul Volunteer

Signature: Bobbi Haenigman Date: 2-23-22

c# 20,22

# RESIDENT & PROPERTY OWNER PETITION to the McKinney City Council

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PRINTED NAME	ADDRESS	OPTIONAL EMAIL or PHONE NUMBER	SIGNATURE	DATE
1 Robert Beardry	1859 Eastwood Rd Melissa, Tx. 75454		<i>Robert Beardry</i>	2-22-22
2 Hannah Hinson	1859 Eastwood Rd Melissa, TX 75454		<i>Hannah Hinson</i>	2-22-22
3 LARRY GASTON	1859 EASTWOOD Rd Melissa TX 75454		<i>Larry Gaston</i>	2-22-22
4 BONNIE THOMPSON	1841 EASTWOOD Rd MELISSA TX 75454		<i>Bonnie Thompson</i>	2-22-22
5 DANNY THOMPSON	1841 EASTWOOD Rd MELISSA TX 75454		<i>Danny Thompson</i>	2-22-22
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Petitioner Printed Name: CHET FISHER  
 Petitioner Signature: *Chet Fisher* 

Petitioner Signature: *Chet Fisher* Date: 2-22-22  
 Petition Page # 2 of 22

# RESIDENT & PROPERTY OWNER PETITION to the McKinney City Council

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PRINTED NAME	ADDRESS	OPTIONAL EMAIL or PHONE NUMBER	SIGNATURE	DATE
1 Tonya Craft	4510 FM 2933 McKinney TX		<i>Tonya Craft</i>	2/20/22
2 <del>Danny</del> Craft	4510 FM 2933 McKinney TX		<i>Danny Craft</i>	2/20/22
3 Eugene Samuels	2328 Eastwood Rd Melissa TX		<i>Eugene Samuels</i>	2/20/22
4 <del>Jeff</del> Samuels	2328 Eastwood Rd Melissa TX		<i>Jeff Samuels</i>	2/20/22
5 Maria Cisneros	5307 Creekside Rd Melissa, TX 75454		<i>Maria Cisneros</i>	2-21-22
6 Katelynn Wagner	1901 E Harrison St Melissa TX		<i>Katelynn Wagner</i>	2-21-22
7 Jamie Keeton	1901 E Harrison St Melissa TX		<i>Jamie Keeton</i>	2-21-22
8 Jodie Obryant	2908 Santa Fe St Melissa TX, 75454		<i>Jodie Obryant</i>	02/21/22
9 Warren Obryant	2908 Santa Fe St Melissa TX, 75454		<i>Warren Obryant</i>	2/10/22
10 Diane Keeton	1901 E Harrison St Melissa TX 75454		<i>Diane Keeton</i>	
11 Janna Keeton	1901 E. Harrison St Melissa TX 75454		<i>Janna Keeton</i>	
12 Cynthia Harris	2366 Eastwood Rd Melissa, TX 75454		<i>Cynthia Harris</i>	2/22/22
13 Bryan Harris	2366 Eastwood Rd Melissa, TX 75454		<i>Bryan Harris</i>	2/22/22
14 GARY HARRIS	2366 EASTWOOD RD MELISSA TX TX		<i>Gary Harris</i>	2-22-22
15 Teresa Boudry	1859 Eastwood Rd Melissa, TX, 75454		<i>Teresa Boudry</i>	2-22-2022

Petitioner Printed Name: **CHET FISHER**  
 Petitioner Signature: *Chet Fisher*

Petitioner Signature: *Chet Fisher*  
 Date: \_\_\_\_\_  
 Petition Page # 22 of 22

## Caitlyn Strickland

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**From:** Chet Fisher ·  
**Sent:** Monday, February 21, 2022 5:21 PM  
**To:** Caitlyn Strickland  
**Cc:** Bill Daniel  
**Subject:** FW: Written Protest Question  
**Attachments:** Op Tex Atty Gen No GA-0630.pdf

**EXTERNAL SENDER ALERT: CAUTION: This email originated from outside of the organization! Do not click links, open attachments or reply, unless you recognize a sender's email address and know the contents is safe! " PLEASE REPORT SUSPICIOUS EMAILS BY CLICKING THE PHISHING BUTTON or contact: infosec@mckinneytexas.org!**

Caitlyn-

Thank you for responding so quickly. And again, I want to thank you for making yourself available and responding so promptly to my questions over the past couple of weeks.

This is not your ruling, so I won't belabor the point. But suffice it to say that it should not take a reversed legal ruling from the Attorney General or new legislation for the City of McKinney to do right by the people that are within their ETJ. It's more than a legal issue; it's an ethical one. This gives us clarity of an issue that needs to be rectified beyond the parcel of land we are talking about on March 1<sup>st</sup>.

I've copied Bill Daniel as he will be submitting the petition from the adjacent property owners within 200 feet of #21-0038Z.

Bill, as I understand it, if you submit the petition before close of business on Thursday, Caitlyn will ensure that it is entered into the public record and that Council is briefed on it in advance of the March 1<sup>st</sup> meeting.

Thanks again Caitlyn for your assistance.

Chet

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**From:** Caitlyn Strickland <cstrickland@mckinneytexas.org>  
**Date:** Monday, February 21, 2022 at 5:02 PM  
**To:** Chet A Fisher <  
**Subject:** Written Protest Question

Afternoon Chet,

I wanted to get back with you about our discussion earlier today of whether or not the written protest of owners of property situated outside the corporate limits of the City and within 200' of property that is the subject of a zoning change request count toward the 20% written protest threshold to trigger a ¾ majority vote at City Council.

Since the owners in question are outside of the city limits, and not on the city tax roll, they would not be able to submit an official written protest petition to the City. As noted in the Texas Attorney General Opinion for this exact question, "A landowner is eligible to sign a protest to a proposed zoning change under section 211.006(d)(2), Local Government Code, if the lot or land is within the specified geographic limits and ownership is indicated on the most recently

approved city tax roll". I've also attached the Texas Attorney General Opinion No. GA- 0630 that made this determination.

I am happy to facilitate any information or documents that you would like to get before the City Council members. You and the neighboring properties can submit documents (petition, letters, photos, etc.) to me any time before Tuesday afternoon, and I will ensure that it gets to the City Council members for their review.

Please let me know if you have any additional questions or if there is anything else I can assist you with.

Regards,

**Caitlyn Strickland**  
*Planning Manager*

City of McKinney | Development Services Division  
221 N. Tennessee St. | McKinney, TX 75069  
phone 972.547.7404 | [cstrickland@mckinneytexas.org](mailto:cstrickland@mckinneytexas.org)

*Did you know the City of McKinney is in the process of updating its development regulations? To learn more about how this affects you or to sign up for email notifications, visit the project website at [www.newcodemckinney.com](http://www.newcodemckinney.com)*

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