

**From:** Kimberly Tisserand

**Date:** 28 February 2018 at 8:18:44 PM GMT-6

**To:** "[contact-citysecretary@mckinneytexas.org](mailto:contact-citysecretary@mckinneytexas.org)" <[contact-citysecretary@mckinneytexas.org](mailto:contact-citysecretary@mckinneytexas.org)>

**Cc:** "[selliott@mckinneytexas.org](mailto:selliott@mckinneytexas.org)" <[selliott@mckinneytexas.org](mailto:selliott@mckinneytexas.org)>, "[cphilips@mckinneytexas.org](mailto:cphilips@mckinneytexas.org)" <[cphilips@mckinneytexas.org](mailto:cphilips@mckinneytexas.org)>, "Gorman, Michael"

**Subject:** opposition to Zoning Case #14-297Z

Dear Ms. Hart,

I am writing you to adamantly oppose the proposed zoning change in Meadow Ranch Estates Case #14-297Z. I have lived in this wonderful neighborhood for over 6 years and it is truly the definition of our city's motto "Unique by Nature". Our neighborhood consists of homes all on 2 acre lots which is extremely rare in McKinney. Everyone that sees our neighborhood wants to live here due to the acreage, convenient location, and above all, the close knit bond between the neighbors. The zoning change would not only bulldoze the very first house in our neighborhood, but would also allow a massive building to be built INSIDE the entrance of our neighborhood. The addition of a commercial development at the entrance of our neighborhood would lower property values and ruin the quiet, unique neighborhood that we have. This will be just the beginning and soon the neighborhood that I call home and love will be gone.

Please understand that the proposed zoning change and commercial development plans to demolish not only the 8 foot brick entrance to our neighborhood, but also a home in order to build a commercial building with 60 parking spaces. The loss of one home in a subdivision that only contains a dozen homes would be devastating!

I would ask everyone on the City Council to think about if YOU would want your neighborhood torn down in order to have yet another business go up in McKinney? If you want to truly keep McKinney's unique appeal, please oppose Zoning Case #14-297Z. I beg you to please save my sweet neighborhood.

Sincerely,  
Kimberly Tisserand

**From:** "Tisserand, Daniel"

**Date:** 28 February 2018 at 7:37:00 PM GMT-6

**To:** "[contact-citysecretary@mckinneytexas.org](mailto:contact-citysecretary@mckinneytexas.org)" <[contact-citysecretary@mckinneytexas.org](mailto:contact-citysecretary@mckinneytexas.org)>

**Cc:** "[selliott@mckinneytexas.org](mailto:selliott@mckinneytexas.org)" <[selliott@mckinneytexas.org](mailto:selliott@mckinneytexas.org)>, "[cphilips@mckinneytexas.org](mailto:cphilips@mckinneytexas.org)" <[cphilips@mckinneytexas.org](mailto:cphilips@mckinneytexas.org)>,

**Subject:** Zoning Case #14-297Z for council meeting 3/6/2018

Dear Ms. Hart,

I am currently travelling for business overseas and will not be able to attend the city council meeting next week. I'm contacting you regarding the proposed zoning change in Meadow Ranch Estates under Case #14-297Z. I have lived in this quiet neighborhood for nearly 7 years now. It is a unique development in McKinney being one of the few 2 acre lot sizes. I do not want current residential parcels converted to commercial uses. The current proposal to convert current established residential lot inside the physical separation wall that defines the neighborhood into a commercial structure. The proposal is not simply to run a business from the current house, but to bulldoze an established house to build a commercial structure inside the neighborhood.

Please protect my neighborhood and keep it for homes, not commercial developments.

Regards,

Daniel

## **Samantha Pickett**

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**Subject:** FW: Rezoning Issue

**From:** Stephen Martinez

**Sent:** Monday, February 19, 2018 11:25 AM

**To:** Michael Quint

**Cc:**

**Subject:** Fwd: Rezoning Issue

Dear Mr Quint

As you probably recall, at the City Council meeting last year on July 31, 2017, the applicant for case 14-297Z5 was scheduled to plea his case to the City Council despite having been denied by the Planning & Zoning Commission. His request was tabled indefinitely on that date. At the conclusion of the Hearing, Mr Gorman, President of Association for Meadow Ranch Estates and I discussed with you the process that the applicant would need to conform to should he again try to get approval for his Rezoning request. We understood from you that the applicant would have to start from square 1 at the P&Z Commission and notice the affected neighbors within 200' of his residential property. Despite this guidance, the applicant posted a Legal Notice in the Sunday, Mar 18 edition of the McKinney Courier noticing that he has scheduled to appear at the Mar 6 City Council hearing, apparently to try for a super-majority vote to get his rezoning request approved despite the P&Z Denial. Approximately 75% of the owners of Meadow Ranch Estates are still opposed to commercialization of our neighborhood and we plan to attend the Mar 6 City Council meeting to again voice our opposition.

What we really don't understand is how the applicant can continue to disregard the P&Z Denial and be allowed to plea his case directly to the City Council. After 4 years of trying, the applicant should understand that he cannot continue to usurp the processes established by the City of McKinney for approving a rezoning request. His past pattern of behavior to schedule P&Z and City Council hearings to only to "delay indefinitely" on the hearing date is an obvious distraction and waste of valuable City resources; additionally, his delay tactics are an affront to the Meadow Ranch Estates owners who attend the hearings to voice their opposition to his commercialization development into one of McKinney's unique neighborhoods.

Sincerely

Stephen Martinez, Secretary

Neighborhood Association for Meadow Ranch Estates

----- Forwarded message -----

From: **Gorman, Michael**

Date: Mon, Feb 19, 2018 at 12:14 AM

Subject: Rezoning Issue

To:

To the Homeowners of Meadow Ranch Estates,

Mr. Andre is attempting to bring his proposal for rezoning the property at the beginning of our development into commercial zoning again. You were all fantastic in turning out the last time he brought this to the council. We put the council on notice then and plan to put them on notice now. Put **March 6<sup>th</sup>** on your calendar to appear at the City Council meeting at **6pm** to oppose this effort of his. I have attached the legal notice that appeared in the McKinney Courier-Gazette this Sunday. The more people we have speak against this request the better our chances to defeat him.

If you want to discuss this or have any questions, please contact me or Stephen Martinez.

Mike Gorman

Stephen Martinez

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**From:** [Vince Gunn](#)  
**To:** [Contact-Planning](#); [dquintoan@mckinneytexas.org](mailto:dquintoan@mckinneytexas.org)  
**Subject:** Texas Planning Commission Case #14-297Z  
**Date:** Monday, January 9, 2017 2:44:47 PM

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1/9/2017

Dear Planning Commission Members,

Our home is situated within 200 feet of the property known as Lot 19 of Meadow Ranch Estates, 1930 Meadow Ranch Road.

We oppose the rezoning of Lot 19, requested under Case # 14-297Z.

We are concerned that approval of this rezoning request and the consequential encroachment of commercial enterprise within the Meadow Ranch Estates neighborhood will, due to the commercial traffic, noise and related nuisances associated with commercial developments, destroy the peace, quiet and privacy of this secluded family-safe neighborhood that we so enjoy. We are also concerned that the property value of our home and of the homes of our neighbors will be reduced as well, should this rezoning request be approved.

Therefore, we respectfully request the Planning Commission members to deny this request.

Sincerely,  
Vincent J. Gunn and Jan E. Gunn

**From:** [Stephen Martinez](#)  
**To:** [Contact-Planning](#); [Danielle Quintanilla](#)  
**Subject:** Rezoning Case # 14-297Z  
**Date:** Tuesday, January 10, 2017 2:07:45 PM

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Jan 10 2017

Dear Planning Commission Members,

Our home is situated within 200 feet of the property known as Lot 19 of Meadow Ranch Estates, 1930 Meadow Ranch Road.

We oppose the rezoning of Lot 19, requested under Case # 14-297Z.

Meadow Ranch Estates was designed as a unique residential no outlet neighborhood with approximately 17 single family residences zoned as Agricultural. We are concerned that approval of Lot 19 rezoning request for ANY commercial uses would have a severe, detrimental effect on the quality of life in this unique family-safe neighborhood. We certainly would experience commercial traffic, noise and related nuisances associated with commercial developments. Additionally, the property value of our home and of the homes of our neighbors would be reduced as well should this rezoning request be approved.

We recognize the desirability of living in McKinney; unique neighborhoods such as Meadow Ranch Estates need to be preserved for the quality of life it offers.

Therefore, we respectfully join many of our neighbors in urging the Planning Commission Members to deny Case # 14-297Z.

Respectfully,

Stephen & Debbie Martinez

**From:** [Maya Kaul](#)  
**To:** [Contact-Planning](#); [Danielle Quintanilla](#)  
**Subject:** Texas Planning Commission Case#14-297Z Rezoning Request  
**Date:** Tuesday, January 10, 2017 2:43:19 PM

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Jan 10 2017

Dear Planning Commission Members,

Our home is situated within 200 feet of the property known as Lot 19 of Meadow Ranch Estates, 1920 Meadow Ranch Road.

We oppose the rezoning of Lot 19, requested under Case # 14-297Z.

Meadow Ranch Estates was designed as a unique residential no outlet neighborhood with approximately 17 single family residences zoned as Agricultural. We are concerned that approval of Lot 19 rezoning request for ANY commercial uses would have a severe, detrimental effect on the quality of life in this unique family-safe neighborhood. We certainly would experience commercial traffic, noise and related nuisances associated with commercial developments. Additionally, the property value of our home and of the homes of our neighbors would be reduced as well should this rezoning request be approved.

We recognize that the desirability of living in our City; unique neighborhoods such as Meadow Ranch Estates need to be preserved for the quality of life it offers.

Therefore, we respectfully join many of our neighbors in urging the Planning Commission Members to deny Case # 14-297Z.

Respectfully,  
Maya Kaul



**From:**  
**To:** [Contact-Planning](#)  
**Cc:** [Danielle Quintanilla](#)  
**Subject:** Texas Planning Commission Case #14-297Z Rezoning Request  
**Date:** Friday, January 13, 2017 10:54:34 AM

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TO WHOM IT MAY CONCERN:

We wish to protect our neighborhood as well as our property by keeping totally residential. We feel the zoning change request would diminish our property values and create undue traffic to our quiet family neighborhood.

Please consider our request and vote NO to this zoning change.

Sincerely,  
Frederick & Pamela Meyer

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**From:** [Gorman, Michael](#)  
**To:** [Contact-Planning](#)  
**Cc:** [Danielle Quintanilla](#)  
**Subject:** Texas Planning Commission Case #14-297Z  
**Date:** Sunday, January 22, 2017 11:42:56 PM

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Dear Planning Commission Members:

Our home is situated within 200 feet of the property in question known as Lot 19 of Meadow Ranch Estates, 1930 Meadow Ranch Road.

We oppose the rezoning of Lot 19, requested under Case # 14-297Z.

Rezoning this piece of property would result in an encroachment of commercial business(s) into this very unique residential development. This would result in increased noise, traffic and other business related activities upsetting the peaceful nature of this development. Meadow Ranch Estates is a very secluded, family oriented neighborhood with large residential homes on large acreage. With the approval of this request, we see the beginning of the destruction of this beautiful development. We also see the resulting reduction of our property values of our home and of the homes of our neighbors with this approval.

Therefore, we respectfully request the members of the Planning Commission to deny this request to preserve this very unique development.

Sincerely,

Michael Gorman and Cathi Gorman

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**From:**  
**To:** [Contact-Planning](#)  
**Cc:** [dquintoan@mckinneytexas.org](mailto:dquintoan@mckinneytexas.org)  
**Subject:** Texas Planning Commission Case #14-297Z  
**Date:** Monday, January 23, 2017 11:29:16 AM

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Hello McKinney Planning & Zoning Commission,

We are residents of Meadow Ranch Estates, We would like to express our strong opposition to the rezoning request of Lot 19 from residential to commercial. Our family oriented neighborhood would be forever altered in a negative way if this request is approved; commercial and residential properties simply do not mix. We know this from first hand experience because our home is next door to a residential Alzheimer's Care Facility and it has been a nightmare of epic proportion . We have continuous in/out traffic, 24 hours a day seven days a week, we routinely have medical waste in our yard, and perhaps most significantly,we have a complete and total loss of privacy.

Family orientated neighborhoods such as ours are what make a community stable and inviting. This proposed changed would alter what makes McKinney strong.

We are asking the committee to put themselves in our shoes when considering this request and deny the rezoning.

Thank you,  
In Great Goodwill,  
Bill Smith & Liz McEhaney

**From:**  
**To:** [Danielle Quintanilla](#)  
**Subject:** case# 14-297Z rezoning request  
**Date:** Tuesday, January 24, 2017 10:30:35 AM

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chuck howard-jan lot#13 meadow ranch estates we  
strongly object to any rezoning of res-ag to Office and  
office to com.  
see you at the hearing.

# Petition in Opposition to City of McKinney, Texas Planning Commission Case#14-297Z

## Petition

As Owners and/or Residents of Meadow Ranch Estates, we the undersigned, are opposed to the Rezoning Request, Case #14-297Z, for property known as Lot 19, 1930 Meadow Ranch Rd. The owner of Lot 19 has applied to rezone the 2 acres of Lot 19 that is adjacent to Highway 380 from PD to C-2 (Commercial) and the 2 acres located within Meadow Ranch estates from AG to SO (Suburban Office). We are not presently informed as to the Owner's specific intentions but believe that any commercial use of the two acres located within Meadow Ranch Estates is incompatible with the neighborhood and must be denied. We also wish to be informed as to the proposed changes to the uses of the two acres located on 380 from PD to C-2 in order to be able to timely object to enhanced commercial activity that inevitably will cause noise disturbances, traffic or other nuisances in Meadow Ranch Estates.

Meadow Ranch Estates is a unique residential no-outlet neighborhood of approximately 20 single family residences with a minimum lot size of two acres. Meadow Ranch Estates was designed to be a quiet family neighborhood set back and visibly secluded from Highway 380. Unquestionably, rezoning Lot 19 to permit commercial uses would destroy the unique character of Meadow Ranch Estates,

diminish the property values of the homes in the neighborhood as well as create undue and harmful traffic on the current roadway. We request that the Planning and Zoning Commission consider this Petition prior to rendering any decision and that it reject and deny rezoning case #14-297Z.

By signing this Petition, I affirm that I am at least 18 years of age and am a resident of Meadow Ranch Estates, Mckinney, Texas

Printed Name DARRELL GROVES  
Signature Darrell Groves

Printed Name DESIREE GROVES  
Signature D. Groves

Printed Name KIMBERLY TISSERAND  
Signature K. Tisserand

Printed Name Daniel Tisserand  
Signature Dan Tisserand

Printed Name Samantha Arrington  
Signature Samantha Arrington

Printed Name Mark Arrington  
Signature Mark Arrington

Printed Name MARK S. RUTLEDGE  
Signature Mark Rutledge

Printed Name Juliette Buchanan  
Signature Juliette Buchan

By signing this Petition, I affirm that I am at least 18 years of age and am a resident of Meadow Ranch Estates, Mckinney, Texas

Printed Name Chuck Howard  
Signature Chuck Howard

Printed Name JAN HOWARD  
Signature Jan Howard

Printed Name WILLIAM L. SMITH, JR  
Signature Will L. Smith, Jr

Printed Name Elizabeth McElhanev  
Signature Elizabeth McElhanev

Printed Name Frederick A Meyer  
Signature FREDERICK A. MEYER

Printed Name Pamela S. Meyer  
Signature Pamela S Meyer

Printed Name John R. Hanson  
Signature John R Hanson

Printed Name Sandra K Hanson  
Signature SHanson



By signing this Petition, I affirm that I am at least 18 years of age and am a resident of Meadow Ranch Estates, McKinney, Texas

Printed Name Vincent J. Gunn  
Signature V Gunn

Printed Name Jan E. Gunn  
Signature Jan Gunn

Printed Name Joshua V. Gunn  
Signature Joshua V. Gunn

Printed Name Cassandra V. Gunn  
Signature Cassandra V. Gunn

Printed Name Maya Kayl  
Signature Maya Kayl

Printed Name Darrell Lewis  
Signature Darrell Lewis

Printed Name Karen Lewis  
Signature Karen Lewis

Printed Name Stephen Martinez  
Signature Stephen Martinez

By signing this Petition, I affirm that I am at least 18 years of age and am a resident of Meadow Ranch Estates, Mckinney, Texas

Printed Name Debbie Martinez  
Signature Debbie Martinez

Printed Name MICHAEL GORMAN  
Signature Michael Gorman

Printed Name Cathy Gorman  
Signature Cathy Gorman

Printed Name Paul Gorman  
Signature Paul Gorman

Printed Name Rick McDaniel  
Signature Rick McDaniel

Printed Name Kari McDaniel  
Signature Kari McDaniel

Printed Name \_\_\_\_\_  
Signature \_\_\_\_\_

Printed Name \_\_\_\_\_  
Signature \_\_\_\_\_