



Holmes Firm PC  
when it matters™

Received  
JAN 10 2017

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City Secretary

January 9, 2017

City of McKinney  
City Secretary's Office  
222 North Tennessee Street  
McKinney, Texas 75069  
Attention: Sandy Hart

via Email: [contact-citysecretary@mckinneytexas.org](mailto:contact-citysecretary@mckinneytexas.org)

Re: Zoning Case No. 14-297Z  
Our File: Martinez, S.2

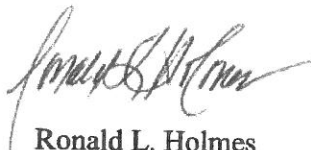
Dear Ms. Hart:

This law firm represents the Neighborhood Association for Meadow Ranch Estates, a Texas non-profit corporation, and the Members thereof. The Neighborhood Association was formed to promote, protect and enhance the long standing neighborhood environment of Meadow Ranch Estates.

Attached to this letter is a Zoning Change Written Protest signed by those Members of the Neighborhood Association entitled to sign the Zoning Change Written Protest (that is, those Members of the Association who own property situated within 200 feet of the property which is the subject of the proposed zoning change to-wit, Lot 19, 1930 Meadow Ranch Road). You may also receive emails from other Members of the Neighborhood Association, who don't qualify to sign the Zoning Change Written Protest, protesting the zoning change.

I look forward to presenting the protest on behalf this firm's clients at the public hearing on January 24, 2017.

Very truly yours,



Ronald L. Holmes

RLH/tt  
Enclosures



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**ZONING CHANGE**  
**WRITTEN PROTEST**

City Secretary

In accordance with Subsection 146-164(5) "Negative Recommendations; Written Protest Procedures." of the Zoning Ordinance, a valid, written protest to a proposed zoning amendment, supplement, or change must be filed by the owners of at least 20 percent of either the area of the lots or land covered by the proposed change or the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

If a valid, written protest is received by the City Secretary's Office before 5:00 p.m. on the fourth working day immediately preceding the date advertised for the City Council public hearing, the proposed zoning amendment, supplement, or change shall require a favorable vote of three-fourths of all members of the City Council.

This written protest must bear the original signatures of ONLY the owners of property that is: (1) subject to the proposed zoning change; or, (2) situated within 200 feet of the property which is the subject of the proposed zoning change. The individual(s) collecting the signatures contained on the pages submitted with and made a part of this Zoning Change Written Protest form shall be required to complete the Zoning Change Written Protest Signature Witness Affidavit. (Please note that individual owners of eligible property may submit an individual Zoning Change Written Protest form, which form is available from the City, rather than sign this form.)

For additional information on submitting a written protest to a proposed zoning case, please contact the City Secretary's Office at 972-547-7500 or the Planning Department at 972-547-2000. Once this written protest form has been completed, please deliver it to the City Secretary's Office at 222 N. Tennessee Street, McKinney, TX 75070.

Zoning Case Number or Description: # 14-297Z

Date and Time of Protest Submittal: 10 JAN 2017 11:51 AM

Total Number of Pages Submitted: (6); cover letter + (5) pages

PRINTED NAME OF PROTESTING PARTY (AS IT APPEARS ON THE CITY'S TAX ROLL)	ADDRESS/DESCRIPTION OF PROPERTY AFFECTED WITHIN 200 FEET OF THE PROPOSED ZONING CHANGE FOR WHICH THIS PROTEST IS SUBMITTED	SIGNATURE OF PROTESTING PARTY
Stephen A. Martinez	1920 Meadow Ranch Rd. McKinney, Texas 75071-7800	<i>Stephen A. Martinez</i>
Debbie Kessler Martinez	1920 Meadow Ranch Rd. McKinney, Texas 75071-7800	<i>Debbie Kessler Martinez</i>

PRINTED NAME OF PROTESTING PARTY (AS IT APPEARS ON THE CITY'S TAX ROLL)	ADDRESS/DESCRIPTION OF PROPERTY AFFECTED WITHIN 200 FEET OF THE PROPOSED ZONING CHANGE FOR WHICH THIS PROTEST IS SUBMITTED	SIGNATURE OF PROTESTING PARTY
DARRELL K LEWIS	UNIVERSITY DR West McKinney, TX	Darrell Lewis
KAREN E LEWIS	UNIVERSITY DR West McKinney, TX	Karen Lewis
MICHAEL P. GORMAN	1910 MEADOW RANCH RD McKINNEY, TX 75071-7800	Michael P Gorman
CATHI J. GORMAN	1910 MEADOW RANCH RD. McKINNEY, TX 75071-7800	Cathi J Gorman
VINCENT J. GUNN	1911 MEADOW RANCH RD, McKinney, TX 75071	Vincent J Gunn
JAN E. GUNN	1911 meadow Ranch Rd McKinney, TX 75071	Jan Gunn

Please use as many of these pages as necessary to provide information for all protesting parties.

ZONING CHANGE WRITTEN PROTEST SIGNATURE WITNESS AFFIDAVIT

I Stephen A. Martinez personally circulated the foregoing petition, that it bears 2 signatures, that all signatures appended thereto were made in my presence, and that I believe them to be the genuine signatures of the persons whose names they purport to be.

Stephen A. Martinez  
Stephen A. Martinez

STATE OF TEXAS §  
COUNTY OF COLLIN §

Before me, a notary public, on this 9th day of January, 2017 personally appeared Stephen A. Martinez, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statements therein contained are true and correct.

[Signature] Notary  
Public, State of Texas

(Seal)



Re: Case #14-297Z; Lot 19 of Meadow Ranch Estates, 1930 Meadow Ranch Road

We are the owners and residents of Lot 18 of Meadow Ranch Estates (address: 1920 Meadow Ranch Road). Lot 18 is situated within 200 feet of Lot 19 of Meadow Ranch Estates (address: 1930 Meadow Ranch Road). Lot 19 is the subject of the proposed zoning change in the above-referenced case. Lot 19 is comprised of approximately four (4) acres. The approximately two (2) acres of Lot 19 adjacent to U.S. Highway 380 is currently zoned PD (the "PD Property"). The approximately two (2) acres of Lot 19 immediately to the south of the PD Property is currently zoned AG (the "AG Property"). Both the PD Property and the AG Property are within the Corridor Commercial Overlay District (CC). The owner (the "Lot 19 Owner") of Lot 19 has applied to rezone (i) the PD Property to C-2 (Commercial) and (ii) the AG Property to SO (Suburban Office) [the "Rezoning"]. We are opposed to the Rezoning of Lot 19.

The Meadow Ranch Estates is a unique residential no-outlet subdivision of twenty (20) single family residences with average lot size of two (2) acres, offering its residents a quiet, private and secluded family safe environment where residents do not need to worry about noise disturbances, traffic or other nuisances associated with commercial developments. It is for those reasons that we purchased Lot 18.

A CPA's office is currently operated on the PD Property and a single family residence occupied by Owner currently exists on the AG Property. We are not aware of the Lot 19 Owner's intentions with respect to the redevelopment of Lot 19 and, thus, it is impossible to determine if the numerous uses permitted by the Rezoning would be appropriate to Meadow Ranch Estates.

It only makes sense that a rezoning of the PD Property to C-2 (Commercial) will result in a higher intensity use of the PD Property; however, we have been provided no information as to the Lot 19 Owner's intentions with respect to the development of the PD Property.

A rezoning of the AG Property to SO (Suburban Office) will absolutely result in a higher intensity use than the current low intensity use of the AG Property for a single family residence; again, however, we have been provided no information as to the Lot 19 Owner's intentions with respect to the development of the AG Property.

Further, without knowing what use the Lot 19 Owner intends to make of Lot 19, the Commission simply does not have sufficient information to weigh the factors required to be considered by the Commission pursuant to Code of Ordinances Sec. 146-164(3).

The higher intensity use of Lot 19 which will occur if the City of McKinney approves the Rezoning will result in increased and unnecessary (i) traffic adjacent to and within The Meadow Ranch Estates, (ii) noise within The Meadow Ranch Estates and (iii) nuisances to the residents of The Meadow Ranch Estates, all burdens which do not currently exist and which will destroy the unique nature of The Meadow Ranch Estates described above. These burdens resulting from the City of McKinney's approval of the Rezoning will diminish the value of the homes in The Meadow Ranch

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Estates as the quiet, private and secluded family safe environment currently provided by The Meadow Ranch Estates is what enhances and sustains the value of the homes in The Meadow Ranch Estates.

The City of McKinney is Unique by Nature. The Meadow Ranch Estates is unique by design. We urge you to protect that uniqueness and deny the Rezoning.

V:\MARTINEZ,S\2\MEADOW RANCH ESTATES\OPPOSITION TO REZONING INSERT

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