

Joseph Moss

From: Kathy Wright
Sent: Monday, February 8, 2021 7:57 AM
To: Joseph Moss
Subject: FW: Online Form Submittal: Citizen Comments

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Saturday, February 6, 2021 9:26 PM
To: Deana Smithee <dsmithee@mckinneydc.com>; Joanne Isom <jisom@mckinneydc.com>; Linda Jones <ljones2@mckinneycdc.org>; Terri Ramey <tramey@mckinneytexas.org>; Kathy Wright <kwright@mckinneytexas.org>; Akia Pichon <apichon@mckinneytexas.org>; City Secretary <CitySecretary@mckinneytexas.org>
Subject: Online Form Submittal: Citizen Comments

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Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 2/9/2021

My public comments are for an item ON the Agenda

Agenda Item # REZONE CASE # 21-0005Z

Support or Oppose Agenda Item? Oppose

Public Comments

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- *Provide statements of fact regarding the topic,*
- *Request the topic be included as part of a future meeting, and / or*
- *Refer the topic to city staff for further study, conclusion, or assistance.*

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Comments submitted to other emails will not be included in the meeting record.

Comments

Please include this comment in the meeting record. Hello. We live at 1820 Meadow Ranch Rd just a few lots down from the

lot discussing today to be rezoned commercial. We respectfully oppose rezoning of Lot 19 and request the P+Z Department to deny Rezone Case #21-0005Z. This is a small residential neighborhood inside a nice brick wall community. This rezoning request is requesting to turn a residential lot INSIDE the neighborhood wall into commercial. This would make our community wall and entrance run right thru the middle of the Requesters two lots. The owner of this lot asking to be rezoned had never even extended common curtesy to come visit with us and explain what he plans to do on the property he is requesting rezoning... is he going to tear down the wall to our neighborhood? Is he going to tear down our Meadow Ranch Estates entrance and stone signage all made from brick in stone that is attached to that wall that would run down the middle of his commercial property? We are concerned that if this rezoning is approved, it will bring more traffic down the street that our Elementary and Middle School age children ride their bikes. It would bring more noise from Hwy 380 traffic passing by if he tears down this neighborhood perimeter wall. This would destroy the peace, quiet and privacy of this small family neighborhood we all love so much, the reason we moved to McKinney in the first place! We are also concerned that the property value of our homes and the homes of our neig

First Name	Mark
Last Name	Arrington
Address 1	1820 Meadow Ranch Rd
Address 2	<i>Field not completed.</i>
City	Mckinney
State	TX
Zip	75071
Email Address	

Email not displaying correctly? [View it in your browser.](#)

Joseph Moss

From: Terri Ramey
Sent: Tuesday, February 9, 2021 4:04 PM
To: Joseph Moss
Cc: Kathy Wright
Subject: FW: Online Form Submittal: Citizen Comments - Juliette Buchanan

FYI -

Thank you,
Terri Ramey

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, February 9, 2021 3:42 PM
To: Deana Smithee <dsmithee@mckinneydc.com>; Joanne Isom <jisom@mckinneydc.com>; Linda Jones <ljones2@mckinneydc.org>; Terri Ramey <tramey@mckinneytexas.org>; Kathy Wright <kwright@mckinneytexas.org>; Akia Pichon <apichon@mckinneytexas.org>; City Secretary <CitySecretary@mckinneytexas.org>
Subject: Online Form Submittal: Citizen Comments - Juliette Buchanan

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Citizen Comments

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Agenda Item # REZONE CASE # 21-0005Z

Support or Oppose Agenda Item? *Field not completed.*

Public Comments

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Comments

Meadow Ranch Estates is a unique neighborhood within McKinney, and this proposed change will bring noise and congestion. It will lower our quality of life and lower our property values. Please vote no on this proposal.

First Name

Juliette

Last Name

Buchanan

Address 1

1830 Meadow Ranch Road

Address 2

Field not completed.

City

McKinney

State

TX

Zip

75071

Email Address

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Joseph Moss

From: Terri Ramey
Sent: Tuesday, February 9, 2021 1:41 PM
To: Joseph Moss
Cc: Kathy Wright
Subject: FW: Online Form Submittal: Citizen Comments - Jesse Farris, Jr.

FYI –

Thank you,
Terri Ramey

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, February 9, 2021 1:40 PM
To: Deana Smithee <dsmithee@mckinneydc.com>; Joanne Isom <jisom@mckinneydc.com>; Linda Jones <ljones2@mckinneycdc.org>; Terri Ramey <tramey@mckinneytexas.org>; Kathy Wright <kwright@mckinneytexas.org>; Akia Pichon <apichon@mckinneytexas.org>; City Secretary <CitySecretary@mckinneytexas.org>
Subject: Online Form Submittal: Citizen Comments - Jesse Farris, Jr.

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Citizen Comments

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Agenda Item # 21-005Z

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Comments

C & E Oil and Gas, LP owns the property located at 1900 Meadow Ranch Road, McKinney Texas 75071. We are opposed to File # 21-005Z, the proposed rezoning of the SE quadrant of Highway 380 and Meadow Ranch Road. We do not want commercial business to encroach on the residential property there. Jesse B Farris, Jr Managing partner.

First Name

Jesse

Last Name

Farris Jr

Address 1

1906 Glenrose Ln

Address 2

Field not completed.

City

Carrollton

State

Tx

Zip

75007

Email Address

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Joseph Moss

From: Terri Ramey
Sent: Tuesday, February 9, 2021 8:46 AM
To: Joseph Moss
Subject: FW: Online Form Submittal: Citizen Comments - Cathi Gorman

FYI –

Thank you,
Terri Ramey

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, February 9, 2021 8:45 AM
To: Deana Smithee <dsmithee@mckinneydc.com>; Joanne Isom <jisom@mckinneydc.com>; Linda Jones <ljones2@mckinneycdc.org>; Terri Ramey <tramey@mckinneytexas.org>; Kathy Wright <kwright@mckinneytexas.org>; Akia Pichon <apichon@mckinneytexas.org>; City Secretary <CitySecretary@mckinneytexas.org>
Subject: Online Form Submittal: Citizen Comments - Cathi Gorman

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Agenda Item # 21-005Z

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Item?

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Comments

I oppose this request for rezoning the property located on lot 19 of Meadow Ranch Estates from AG to Commercial District (Zoning case # 21-0005Z. This is a residential property and should remain so to preserve the integrity of the development and prevent any commercial intrusion into the development. This will cause increased traffic on a substandard road, increase noise and possible light intrusion on the other properties in the development. This would most likely result in decreasing the property values of our current homes. This effort by Mr. Andre has been going on since 2014 and has been denied once by P&Z. Please deny this request again to preserve this very unique development in McKinney. Please include this comment in the public record

First Name

Cathi

Last Name

Gorman

Address 1

1910 Meadow Ranch Rd.

Address 2

Field not completed.

City

MCKINNEY

State

TX

Zip

75071

Email Address

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Joseph Moss

From: Terri Ramey
Sent: Tuesday, February 9, 2021 9:02 AM
To: Joseph Moss
Subject: FW: Online Form Submittal: Citizen Comments - Mike Gorman

FYI -

Thank you,
Terri Ramey

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, February 9, 2021 9:01 AM
To: Deana Smithee <dsmithee@mckinneyedc.com>; Joanne Isom <jisom@mckinneyedc.com>; Linda Jones <ljones2@mckinneycdc.org>; Terri Ramey <tramey@mckinneytexas.org>; Kathy Wright <kwright@mckinneytexas.org>; Akia Pichon <apichon@mckinneytexas.org>; City Secretary <CitySecretary@mckinneytexas.org>
Subject: Online Form Submittal: Citizen Comments - Mike Gorman

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Citizen Comments

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Comments

I oppose the proposed rezoning of lot 19 of Meadow Ranch Estates from agricultural to commercial, Rezoning Case #21-0005Z. Meadow Ranch Estates is a very unique development with estate homes on 2+ acres of land. Allowing commercial development to invade this unique development would begin to devalue the current homes and create more traffic, noise and possible light intrusion on this quiet neighborhood. This development has a road which would not support increased commercial traffic, does not have a sewer system to support commercial development and the property already has a residence on the lot.

Allowing this zoning request begin to destroy this unique development.

Mr. Andre has been trying to rezone this property since 2014 and has been denied once by P&Z. You need to deny this request again to preserve this very unique development in the City of McKinney. Please value this development and prevent this invasion by commercial development into our quiet and established neighborhood.

I wish these comments to be included in the public record of this case.

First Name	Mike
Last Name	Gorman
Address 1	1910 Meadow Ranch Rd.
Address 2	<i>Field not completed.</i>
City	MCKINNEY
State	TX
Zip	75071
Email Address	

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Joseph Moss

From: Terri Ramey
Sent: Friday, February 5, 2021 2:25 PM
To: Joseph Moss
Subject: FW: Online Form Submittal: Citizen Comments - Vincent and Jan Gunn

FYI -

Thank you,
Terri Ramey

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, February 5, 2021 1:58 PM
To: Deana Smithee <dsmithee@mckinneyedc.com>; Joanne Isom <jisom@mckinneyedc.com>; Linda Jones <ljones2@mckinneycdc.org>; Terri Ramey <tramey@mckinneytexas.org>; Kathy Wright <kwright@mckinneytexas.org>; Akia Pichon <apichon@mckinneytexas.org>; City Secretary <CitySecretary@mckinneytexas.org>
Subject: Online Form Submittal: Citizen Comments - Vincent and Jan Gunn

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Comments

We oppose rezoning of Lot 19 and respectfully request the P+Z Department to deny Rezone Case #21-0005Z. We are homeowners of Block A, Lot 3 of Meadow Ranch Estates located at 1911 Meadow Ranch Road, McKinney Texas, situated within 200 feet of the property known as Lot 19 of Meadow Ranch Estates, 1930 Meadow Ranch Road,.

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

We remind the P+Z Department that Rezone Case #21-0005Z is a rehash of Case #14-297Z, tabled in 2014, resubmitted and tabled again in 2017, and resubmitted and tabled a third time in the City Council meeting of 7/31/2018 with requirement that Requestor specify to Meadow Ranch Estates neighbors the intended use of Lot 19 if rezoned commercial. Requestor did not comply with Council direction. Instead, Requestor submitted new request #21-0005Z, a near duplicate of #14-297Z. This is an egregious waste of P+Z, City Council and neighborhood time/resources.

We implore the P+Z to make a final decision to deny #21-0005Z.

Please include this comment in the meeting record.

First Name	Vincent and Jan
Last Name	Gunn
Address 1	1911 Meadow Ranch Rd
Address 2	<i>Field not completed.</i>
City	McKinney
State	Texas
Zip	75071
Email Address	

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Joseph Moss

From: Terri Ramey
Sent: Tuesday, February 9, 2021 9:01 AM
To: Joseph Moss
Subject: FW: Online Form Submittal: Citizen Comments - Rick and Kari McDaniel

FYI –

Thank you,
Terri Ramey

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, February 9, 2021 9:00 AM
To: Deana Smithee <dsmithee@mckinneyedc.com>; Joanne Isom <jisom@mckinneyedc.com>; Linda Jones <ljones2@mckinneycdc.org>; Terri Ramey <tramey@mckinneytexas.org>; Kathy Wright <kwright@mckinneytexas.org>; Akia Pichon <apichon@mckinneytexas.org>; City Secretary <CitySecretary@mckinneytexas.org>
Subject: Online Form Submittal: Citizen Comments - Rick and Kari McDaniel

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Citizen Comments

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Agenda Item # REZONE CASE # 21-0005Z

Support or Oppose Agenda Oppose
Item?

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Comments

PLEASE INCLUDE THIS COMMENT IN THE MEETING RECORD...thank you.

We oppose rezoning of Lot 19 and respectfully request the P+Z Department to deny Rezone Case #21-0005Z. We are homeowners in Meadow Ranch Estates, located at 1841 Meadow Ranch Road, McKinney, Texas, near the property known as Lot 19 of Meadow Ranch Estates, 1930 Meadow Ranch Road.

We are concerned that approval of this rezone request and the consequential encroachment of commercial enterprise within our beautiful Meadow Ranch Estates neighborhood will, due to commercial traffic, noise and related nuisances associated with commercial developments, destroy the peace, quiet and privacy of this secluded family-safe neighborhood we so enjoy. We know that the property value of our home and the homes of our neighbors will suffer loss should this rezoning request be approved. We remind the P+Z Department that Rezone Case #21-0005Z is a rehash of Case #14-297Z, tabled in 2014, resubmitted and tabled again in 2017, and resubmitted and tabled a third time in the City Council meeting of 7/31/2018 with requirement that Requestor specify to Meadow Ranch Estates neighbors the intended use of Lot 19 if rezoned commercial. Requestor did not comply with Council direction. Instead, Requestor submitted new request #21-0005Z, a near duplicate of #14-297Z. This is an egregious waste of P+Z, City Council and neighborhood time/resources.

We implore the P+Z to make a final decision to deny #21-0005Z.

First Name	Rick and Kari
Last Name	McDaniel
Address 1	1841 Meadow Ranch Rd
Address 2	<i>Field not completed.</i>
City	McKinney
State	TX
Zip	75071
Email Address	

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Joseph Moss

From: Kathy Wright
Sent: Tuesday, February 9, 2021 3:33 PM
To: Joseph Moss
Cc: Terri Ramey
Subject: FW: Online Form Submittal: Citizen Comments

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, February 9, 2021 3:22 PM
To: Deana Smithee <dsmithee@mckinneydc.com>; Joanne Isom <jisom@mckinneydc.com>; Linda Jones <ljones2@mckinneycdc.org>; Terri Ramey <tramey@mckinneytexas.org>; Kathy Wright <kwright@mckinneytexas.org>; Akia Pichon <apichon@mckinneytexas.org>; City Secretary <CitySecretary@mckinneytexas.org>
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Comments The request, if granted, will lead to commercial development within a residential community, negatively impacting the quality

of life for residents and negatively impacting our property values. This request has been submitted and rejected on at least two prior occasions, and I respectfully submit that no material changes have been offered to warrant reversal of earlier P&Z decisions.

First Name	Mark
Last Name	Rutledge
Address 1	1830 Meadow Ranch Road
Address 2	<i>Field not completed.</i>
City	McKinney
State	TX
Zip	75071
Email Address	

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Joseph Moss

From: Kathy Wright
Sent: Monday, February 8, 2021 7:50 AM
To: Joseph Moss
Subject: RE: Online Form Submittal: Citizen Comments

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Sunday, February 7, 2021 9:21 PM
To: Deana Smithee <dsmithee@mckinneydc.com>; Joanne Isom <jisom@mckinneydc.com>; Linda Jones <ljones2@mckinneycdc.org>; Terri Ramey <tramey@mckinneytexas.org>; Kathy Wright <kwright@mckinneytexas.org>; Akia Pichon <apichon@mckinneytexas.org>; City Secretary <CitySecretary@mckinneytexas.org>
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Comments I am very opposed to the request to rezone the subject property. I own a home in this unique neighborhood which is one of the very few neighborhoods in McKinney with large,

multi-acre lots with a "living in the country feel". Commercial development encroaching on this neighborhood would adversely affect our property value and the unique nature of this neighborhood. We should not have to fight against this year after year. Andre has been at this since 2014. Please let us just enjoy our country property in the middle of McKinney. McKinney is Unique by Nature. Please let our neighborhood continue to emulate that moto for our great town.

First Name	Mark
Last Name	Schneider
Address 1	1800 Meadow Ranch Road
Address 2	<i>Field not completed.</i>
City	McKinney
State	TX
Zip	75071
Email Address	

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Joseph Moss

From: Kathy Wright
Sent: Monday, February 8, 2021 7:57 AM
To: Joseph Moss
Subject: FW: Online Form Submittal: Citizen Comments

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Saturday, February 6, 2021 9:52 PM
To: Deana Smithee <dsmith@ckinneydc.com>; Joanne Isom <jisom@mckinneydc.com>; Linda Jones <ljones2@mckinneydc.org>; Terri Ramey <tramey@mckinneytexas.org>; Kathy Wright <kwright@mckinneytexas.org>; Akia Pichon <apichon@mckinneytexas.org>; City Secretary <CitySecretary@mckinneytexas.org>
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Comments I request these comments be included in the meeting record. Please do not allow this request to convert longstanding residential property that is inside the physical barrier and

definition of the neighborhood to commercial development. There is no perceived or tangible benefit of this development to the neighborhood. The proposed development would bring additional traffic to an already dangerous intersection on undeveloped rural-type roads. This is a unique subdivision to McKinney providing one of the few places with 2 acres lots South of US380. Disrupting this setting right at the entrance will detract from the overall value of the neighborhood.

First Name	Daniel
Last Name	Tisserand
Address 1	1901 Meadow Ranch Rd
Address 2	<i>Field not completed.</i>
City	McKinney
State	Texas
Zip	75071-7801
Email Address	

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