

CITY COUNCIL REGULAR MEETING

APRIL 6, 2021

The City Council of the City of McKinney, Texas met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, April 6, 2021 at 6:00 p.m.

Council Present: Mayor George Fuller, Mayor Pro Tem Rainey Rogers, and Council Members Charlie Philips, Scott Elliott, Frederick Frazier, Rick Franklin, and Angela Richardson-Woods.

Council Member Frazier participated remotely via teleconference.

City of McKinney Staff Present: City Manager Paul Grimes, Assistant City Manager Kim Flom, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, City Attorney Mark Houser, Assistant City Attorney Alan Lathrom, Deputy City Secretary Joshua Stevenson, City Secretary Administrative Assistant Blenda Sims, City Secretary Records Specialist Juametta Terrell, City Secretary Empress Drane, Police Chief Greg Conley, Police Officer Bruno Siqueira, Community Services Coordinator Shirletta Best, Director of Parks & Recreation Michael Kowski, APEX Aquatics & Fitness Manager Teresa Thomason, APEX Assistant Manager Erica Lyght, Director of Planning Jennifer Arnold, Assistant Director of Planning Mark Doty, Planning Manager Caitlyn Strickland, Planning Manager Aaron Bloxham, Planner Joseph Moss, Executive Director of Development Services Michael Quint, Transportation Engineering Manager Thuan Huynh, Capital Improvement Projects Manager Nicholas Ataie, Director of Engineering Gary Graham, Construction Facilities Manager Patricia Jackson, Director of Human Resources & Risk Management Ike Obi, Chief Financial Officer Mark Holloway, and Information Technology Support Technician Robert Lisenby.

There were approximately thirty-five (35) members of the public present in the audience.

Mayor Fuller called the meeting to order at 6:00 p.m. upon determining a quorum of the Council was present.

Mayor Fuller called for the Invocation and Pledge of Allegiance. The Invocation given by Tod Richardson of The Church of Jesus Christ of Latter-Day Saints. The Pledge of Allegiance given by Mayor Fuller.

Mayor Fuller called for the following Information Sharing items.

21-0266 Proclamation for Sexual Assault Awareness and Prevention Month

21-0267 Proclamation for National Community Development Week 2021

Mayor Fuller called for Public Comments regarding Agenda items. There were none when called.

Council unanimously approved the motion by Council Member Franklin, seconded by Council Member Richardson-Woods, to approve the following Consent items:

21-0268 Minutes of the City Council Work Session of March 16, 2021

21-0269 Minutes of the City Council Regular Meeting of March 16, 2021

21-0201 Minutes of the Board of Adjustment Meeting of September 30, 2020

21-0202 Minutes of the Board of Adjustment Meeting of November 11, 2020

21-0190 Minutes of the Historic Preservation Advisory Board Regular Meeting of January 7, 2021

21-0150 Minutes of the Library Advisory Board Meeting of January 21, 2021

21-0208 Minutes of the Main Street Board Meeting of February 11, 2021

21-0245 Minutes of the McKinney Community Development Corporation Meeting of January 28, 2021

21-0246 Minutes of the McKinney Community Development Corporation Meeting of February 1, 2021

21-0247 Minutes of the McKinney Community Development Corporation TUPPS Project Subcommittee Meeting of February 10, 2021

21-0248 Minutes of the McKinney Community Development Corporation Project Grant Subcommittee Meeting of February 22, 2021

21-0249 Minutes of the McKinney Community Development Corporation Meeting of February 25, 2021

21-0227 Minutes of the McKinney Economic Development Corporation Meeting of February 24, 2021

21-0270 Minutes of the McKinney Housing Authority Meeting of March 2, 2021

21-0203 Minutes of the Planning and Zoning Commission Regular Meeting of

February 23, 2021

21-0244 Minutes of the Planning and Zoning Commission Regular Meeting of March 9, 2021

21-0258 Minutes of the Visit McKinney Board Meeting of February 23, 2021

21-0271 Consider/Discuss/Act on an Ordinance of the City Council of the City of McKinney, Texas, Authorizing a Certain Budget Amendment Pertaining to the Fiscal Year 2020-2021 Annual Budget and the 2021-2025 Capital Improvements Program to Provide Funding for the Apex Centre Expansion Project; and Providing for an Effective Date Hereof. Ordinance caption reads as follows:

ORDINANCE NO. 2021-04-027

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING A CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2020-2021 ANNUAL BUDGET AND THE 2021-2025 CAPITAL IMPROVEMENTS PROGRAM TO PROVIDE FUNDING FOR THE APEX CENTRE EXPANSION PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

21-0272 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with McMahon Contracting, L.P. for the Construction of the Wilmeth Road Lanes 3 & 4 Project from East of Redbud Boulevard to State Highway 5. Resolution caption reads as follows:

RESOLUTION NO. 2021-04-038 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT IN THE AMOUNT OF \$2,947,945.49 WITH MCMAHON CONTRACTING, L.P. FOR THE CONSTRUCTION OF THE WILMETH ROAD LANES 3 & 4 PROJECT FROM EAST OF REDBUD BOULEVARD TO STATE HIGHWAY 5 (ST1723) AND AUTHORIZING ALL NECESSARY CHANGE ORDERS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY CHANGE ORDERS, NOT TO EXCEED \$3,250,000

21-0273 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Dannenbaum Engineering Company-Dallas, LLC for Professional Engineering Design Services for the Independence Parkway 24 Inch Waterline Project (WA0210) and Authorizing Any

Necessary Supplemental Agreements. Resolution caption reads as follows:

RESOLUTION NO. 2021-04-039 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT IN THE AMOUNT OF \$241,115 WITH DANNENBAUM ENGINEERING COMPANY-DALLAS, LLC FOR ENGINEERING DESIGN SERVICES FOR THE INDEPENDENCE PARKWAY 24 INCH WATERLINE PROJECT (WA0210) AND AUTHORIZING ANY SUPPLEMENTAL AGREEMENTS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF SAID SUPPLEMENTAL AGREEMENTS, OF \$280,000

21-0274 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Pre-Construction Contract with Crossland Construction Company, Inc. (Crossland) for Pre-Construction Services Related to the Design and Construction of the McKinney Municipal Service Center - North Campus Project (FC2058) Located at 3501 North Central Expressway, McKinney. Resolution caption reads as follows:

RESOLUTION NO. 2021-04-040 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES CONTRACT WITH CROSSLAND CONSTRUCTION COMPANY, INC. (CROSSLAND) WHOSE LOCAL OFFICE IS IN PROSPER, TEXAS FOR CONSTRUCTION MANAGER AT RISK (CMAR) PRECONSTRUCTION SERVICES RELATED TO THE DESIGN AND CONSTRUCTION OF THE MCKINNEY MUNICIPAL SERVICE CENTER - NORTH CAMPUS PROJECT (FC2058)

21-0275 Consider/Discuss/Act on a Resolution Awarding a Contract to Jim Bowman Construction Co., L.P. of Plano, Texas and Alderink Enterprises, Inc. dba C.I. Pavement of Irving, Texas for Concrete Street and Sidewalk Repair Services. Resolution caption reads as follows:

RESOLUTION NO. 2021-04-041 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE AWARD OF A CONTRACT TO JIM BOWMAN CONSTRUCTION CO., L.P. OF PLANO, TEXAS AND ALDERINK ENTERPRISES, INC. DBA C.I. PAVEMENT OF IRVING, TEXAS FOR CONCRETE STREET AND SIDEWALK CONSTRUCTION REPAIR SERVICES

21-0276 Consider/Discuss/Act on a Resolution Awarding a Contract to Vulcan, Inc. DBA Vulcan Aluminum, Inc. of Foley, AL, Newman Signs Inc. of

Jamestown, ND and Centerline Supply, Inc. of Grand Prairie, TX for Street Signs and Materials. Resolution caption reads as follows:

RESOLUTION NO. 2021-04-042 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE AWARD OF CONTRACTS TO VULCAN, INC. DBA VULCAN ALUMINUM, INC. OF FOLEY, ALABAMA, NEWMAN SIGNS, INC OF JAMESTOWN, NORTH DAKOTA AND CENTERLINE SUPPLY, INC. OF GRAND PRAIRIE, TEXAS FOR THE PURCHASE OF STREET SIGNS AND MATERIALS

Mayor Fuller called for the Plat Agenda items.

21-0024CVP Consider/Discuss/Act on a Conveyance Plat for Lots 3R and 4, Block A of the Summit Park Addition, Located on the Southwest Corner of U.S. Highway 75 and Valley Creek Trail

Council unanimously approved the motion by Council Member Elliott, seconded by Council Member Philips, to approve Staff's recommendation of a Conditional Approval on a Conveyance Plat for Lots 3R and 4, Block A of the Summit Park Addition, Located on the Southwest Corner of U.S. Highway 75 and Valley Creek Trail.

Mayor Fuller called for the Regular Agenda and Public Hearing items.

20-0012SUP3 Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for a Car Wash, Located on the Southwest Corner of Collin McKinney Parkway and Lake Forest Drive, and Accompanying Ordinance

The applicant's presentation will be recorded in the minutes as "Regular Meeting Appendix A – 20-0012SUP3 Applicant Presentation".

Council unanimously approved the motion by Council Member Elliott, seconded by Council Member Rick Franklin, to close the public hearing and approve a Specific Use Permit to Allow for a Car Wash, Located on the Southwest Corner of Collin McKinney Parkway and Lake Forest Drive, and Accompanying Ordinance. Ordinance caption reads as follows:

ORDINANCE NO. 2021-04-028

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; PROVIDING FOR A SPECIFIC USE PERMIT FOR A CAR WASH, LOCATED ON THE SOUTHWEST CORNER OF COLLIN MCKINNEY PARKWAY AND LAKE FOREST DRIVE; PROVIDING REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING

FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

21-0005Z5 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "AG" - Agricultural District, and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located on the Southeast Corner of U.S. Highway 380 (University Drive) and Meadow Ranch Road, and Accompanying Ordinance (REQUEST TO BE TABLED)

The following citizens spoke in opposition to the item:

Chris Bowers, 1800 Valley View Lane, Suite 360, Farmers Branch, TX 75234.

Mike Gorman, 1910 Meadow Ranch Rd., McKinney, TX 75071.

Vincent Gunn, 1911 Meadow Ranch Rd., McKinney, TX 75071.

Mark Rutledge, 1830 Meadow Ranch Rd., McKinney, 75071

Daniel Tissarand, 1901 Meadow Ranch Rd., McKinney, TX 75071.

Mark Schneider, 1800 Meadow Ranch Rd., McKinney, TX 75071.

Rick McDaniel, 1841 Meadow Ranch Rd., McKinney, TX 75071.

Kari McDaniel, 1841 Meadow Ranch Rd., McKinney, TX 75071.

Barbara Schneider, 1800 Meadow Ranch Rd., McKinney, TX 75071.

Julette Buchanan, 1830 Meadow Ranch Rd., McKinney, TX 75071.

A presentation submitted by Michael Gorman will be recorded in the Minutes as "Regular Meeting Appendix B – 21-0005Z5 M. Gorman Presentation".

A presentation submitted by Vincent Gunn will be recorded in the Minutes as "Regular Meeting Appendix C – 21-0005Z5 V. Gunn Presentation".

A presentation submitted by Rick and Kari McDaniel will be recorded in the Minutes as "Regular Meeting Appendix D – 21-0005Z5 McDaniel Presentation".

A presentation submitted by Mark and Barbara Schneider will be recorded in the Minutes as "Regular Meeting Appendix E – 21-0005Z5 Schneider Presentation".

Citizen comments submitted online regarding this item will be recorded in the Minutes as "Regular Meeting Appendix F – 21-0005Z5 Online Comments".

Council unanimously approved the motion by Council Member Richardson-Woods, seconded by Council Member Franklin, to close the public hearing.

Mayor Fuller called for discussion.

Council approved the motion by Council Member Franklin, seconded by Mayor Pro Tem Rogers, to table a Request to Rezone the Subject Property from "PD" - Planned Development District, "AG" - Agricultural District, and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located on the Southeast Corner of U.S. Highway 380 (University Drive) and Meadow Ranch Road, and Accompanying Ordinance with a vote of 6 - 1, Council Member Elliott voting no.

Mayor Fuller called for Council and Manager Comments.

During the Council and Manager Comments, the Council unanimously approved the motion by Council Member Philips, seconded by Mayor Pro Tem Rogers, to appoint Candace Carlsen as Associate Municipal Judge of the City of McKinney, Texas as discussed in Executive Session.

Mayor Fuller called for Citizen comments regarding issues not on the Agenda.

Tamara Johnson, P.O. Box 2514, McKinney, TX 75070, spoke regarding a variety of topics.

Carol A. Mitchell, 1606 West St., McKinney, TX 75069, was not present when called to speak.

Elizabeth Michel, 6205 Eaglestone Drive, McKinney, TX 75070, spoke regarding Marvin Scott, III.

Citizen comments submitted online regarding items not on the Agenda will be recorded in the Minutes as "Regular Meeting Appendix G – Online Non-Agenda Comments".

Mayor Fuller called for Council and Manager Comments.

Council Member Philips spoke regarding new State champions in wrestling.

Council Member Elliott Empty Bowls McKinney is taking place April 29, 2021 from 6 p.m. to 8 p.m. at the McKinney Performing Arts Center, for tickets visit EmptyBowlsMcKinney.com. The Council Member thanked Jamie SinClaire for her work

with Empty Bowls McKinney. Elliott spoke regarding the definition of what “neighbors” mean.

Council Member Richardson-Woods spoke regarding current events and reminded citizens to pray as a community to stay neighbors and work together.

Council Member Franklin urged citizens to support Downtown businesses and reminded that Arts in Bloom will happen April 9-11.

Council Member Frazier the recent Easter Weekend and the Community. The Council Member thanked the Fire Department, and everyone involved with the Vaccine Hub for their hard work. Frazier spoke regarding social media and TxDoT.

Mayor Pro Tem Rogers spoke regarding his bees and stated that he lost 7 of his 11 hives due to the freeze.

City Manager Grimes updated the Council on the following items:

- Arts in Bloom will be held from April 9-11 in Downtown McKinney.
- The Parks and Recreation Summer Activity Guide is available online at mckinneytexas.org/ParksGuides

Mayor Fuller spoke regarding the upcoming election. The Mayor urged citizens to educate themselves on the items that are on the ballot.

Council unanimously approved the motion by Council Member Elliott, seconded by Council Member Philips, to adjourn the meeting at 7:53 p.m.

The video recording of this meeting is available online through the City of McKinney video archives.

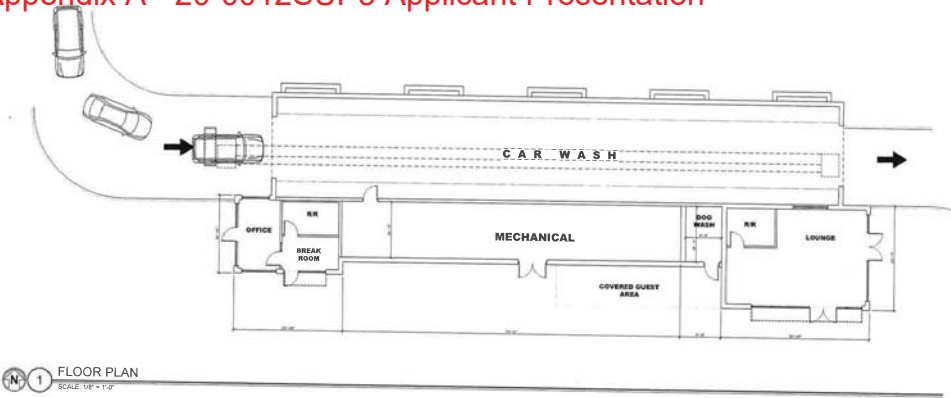
These minutes were approved by the City Council on April 20, 2021.

SIGNED:

GEORGE C. FULLER, Mayor

ATTEST:

EMPRESS DRANE, City Secretary
JOSHUA STEVENSON, Deputy City Secretary



2 CONCEPT RENDERING
SCALE: N.T.S.



1 SOUTH ELEVATION
SCALE: N.T.S.



2 WEST ELEVATION
SCALE: N.T.S.



3 NORTH ELEVATION
SCALE: N.T.S.



4 EAST ELEVATION
SCALE: N.T.S.



Regular Meeting Appendix B - 21-0005Z5 M. Gorman Presentation

21-0005Z5 Public Comments (Michael Gorman)

HISTORY

October & November 2014 – applicant filed a request to rezone the exact two properties and rezone lot 20 from PD to C2 and lot 19 from AG to SO

December 2014 – Planning and Zoning Hearing scheduled
Applicant requested to table indefinitely

January 10, 2017 Planning and Zoning Hearing scheduled
Case was tabled & rescheduled to January 24th meeting

January 24, 2017 Planning and Zoning Commission voted to **DENY**
the applicants request for rezoning the two properties
Mr. Sanchez stated “that they would never do the whole thing commercial”

February 2017 City Council Meeting to ratify the P&Z ruling
Request tabled per applicant request

July 2017 & March 2018 City Council Meeting to ratify the P&Z ruling
Requests were tabled indefinitely by the council

February 2021 Applicant applies to P&Z for a new zoning for lots 19 & 20 to be rezoned C2







21-0005Z5 Public Comments (Vincent Gunn)

Agenda Item Zoning Case 21-0005Z

April 6, 2021 McKinney City Council Meeting

Comments in Opposition

Vincent Gunn

1911 Meadow Ranch Rd

McKinney, TX 75071

Zoning Case 21-0005Z - Incompatible with Residential Neighborhood

- Lot 20 zoned as PD – Office achieves City Planner intent as a buffer zone between the Meadow Ranch Estates single family residential neighborhood and the busy 380 Commercial Corridor
- C2 Zoning targets arterial intersections →
- 21-0005Z WHACKS Meadow Ranch Estates
 - Eliminates existing buffer zone
 - Brings noise, traffic, light intrusion, pests
 - Potential exposure to hazardous chemicals
 - High visibility commercial intrusion
 - SUP option invites future zoning conflicts
 - Erodes peaceful, family-friendly environment
 - Reduces neighborhood property values







Regular Meeting Appendix D - 21-0005Z5 McDaniel Presentation



Schneider

THE WALL STREET JOURNAL.

FRIDAY, MARCH 12, 2021

Homes That Are Just What the Doctor Ordered

Cities with big medical centers are catering to the influx of staff, from more-walkable urban centers to countrylike estates



floor living in her new building, which has just 20 units. But it is the shorter commute that has been most life-altering. It allows her more time to enjoy the parks and museums in her neighborhood. "There's literally every kind of activity within three blocks," says Dr. Ahmad, who lives with her husband, Sami Ahmad, a chemical-company executive.

For some working in the country's hospital systems, a faster, easier trek to work is becoming critical. With job demands increasing, medical workers are choosing luxury homes that require less upkeep in neighborhoods that make it simpler to work odd hours or to spend weekends on call.

Real-estate agents say their
Please turn to page M10







Regular Meeting Appendix F - 21-0005Z5 Online Comments

Joshua Stevenson

From: noreply@civicplus.com
Sent: Saturday, April 3, 2021 12:34 PM
To: Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary
Subject: Online Form Submittal: Citizen Comments

WARNING: This email is from an external source. DO NOT click links or open attachments without verifying the sender. Never enter USERNAME, PASSWORD or SENSITIVE INFORMATION on linked pages from this email.

Citizen Comments

My comment is for the: McKinney City Council

Date of Meeting: 4/6/2021

My public comments are for an item: ON the Agenda

Agenda Item #: 21-0005Z5

Support or Oppose Agenda Item?: Oppose

Public Comments

Due to legal requirements, the Council or specified Board cannot take action on Citizen Comments topics; however they can:

- 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.

Comments submitted through this online form will not be read aloud at the meeting but will be documented in the meeting record.

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

Comments: Please document my opposition to agenda item #21-0005Z5.

I am writing in STRONG opposition to the re-zoning one of the existing homes in our neighborhood to a C2 Commercial zone. I hope you will support blocking this request. We built our home in this neighborhood in 2011 and since then, Keith Andre has made multiple attempts to convert the property from residential to commercial. He is asking to rezone the property to C2 zoning which would be a detriment to our neighborhood.

The city zoning guidelines approved by the city council

1

specifically say that C2 should not be zoned adjacent to single family homes. The type of businesses allowed by C2 zoning have no place near residential neighborhoods. Rezoning to C2 would go directly against the current city guidelines.

These are our homes and we are a very unique neighborhood in McKinney on 2 acre lots. Approving this zoning change would devalue all our homes in this subdivision and ultimately kill this neighborhood for good.

I ask that you VOTE NO on this zoning change and block Keith Andre's request! Thank you for taking the time to listen to my concerns.

First Name: Kimberly

Last Name: Tisserand

Address 1: 1901 Meadow Ranch Road

Address 2: *Field not completed.*

City: McKinney

State: Texas

Zip: 75071

Email Address: tisserand@outlook.com

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

Regular Meeting Appendix F - 21-0005Z5 Online Comments

Joshua Stevenson

From: noreply@civicplus.com
Sent: Saturday, April 3, 2021 2:17 PM
To: Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary
Subject: Online Form Submittal: Citizen Comments

WARNING: This email is from an external source. DO NOT click links or open attachments without verifying the sender. Never enter USERNAME, PASSWORD or SENSITIVE INFORMATION on linked pages from this email.

Citizen Comments

My comment is for the: McKinney City Council

Date of Meeting: 4/6/2021

My public comments are for an item ON the Agenda

Agenda Item # REZONE CASE # 21-0005Z5

Support or Oppose Agenda Item? Oppose

Public Comments

Due to legal requirements, the Council or specified Board cannot take action on Citizen Comments topics; however they can:

- 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.

Comments submitted through this online form will not be read aloud at the meeting but will be documented in the meeting record.

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

Comments The city planners had it correct years ago when Lot 20 was approved for rezoning to Planned Development – Office with its associated limitations. The two one-story office buildings on Lot 20 have served as a buffer zone that protects the quiet, low traffic, family-friendly country estate atmosphere of the Meadow Ranch Estates neighborhood from the busy 380 commercial corridor and its related nuisances. C2 zoning was never intended to share boundaries with single-family residential neighborhoods. Who wants to live next door to a restaurant, indoor theatre, grocery store, pet store, or farmers market with their noise, traffic, intrusive security

1

lighting and rodents that feed on the garbage they generate? Who wants to live next door to a hospital, exterminator, dry cleaners, hardware store, or paint store with the risk of exposure to hazardous chemicals, including spills, fumes, fire and, God-forbid, explosions? Please OPPOSE Zoning Case 21-0005Z and OPPOSE tabling it as well.

First Name Vincent

Last Name Gunn

Address 1 1911 Meadow Ranch Rd

Address 2 *Field not completed.*

City McKinney

State TX

Zip 75071

Email Address vincegunn@yahoo.com

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

2

Regular Meeting Appendix F - 21-0005Z5 Online Comments

Joshua Stevenson

From: noreply@civicplus.com
Sent: Saturday, April 3, 2021 2:22 PM
To: Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary
Subject: Online Form Submittal: Citizen Comments

WARNING: This email is from an external source. DO NOT click links or open attachments without verifying the sender. Never enter USERNAME, PASSWORD or SENSITIVE INFORMATION on linked pages from this email.

Citizen Comments

My comment is for the: McKinney City Council

Date of Meeting: 4/6/2021

My public comments are for an item ON the Agenda

Agenda Item # REZONE CASE # 21-0005Z5

Support or Oppose Agenda Item? Oppose

Public Comments

Due to legal requirements, the Council or specified Board cannot take action on Citizen Comments topics; however they can:

- 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.

Comments submitted through this online form will not be read aloud at the meeting but will be documented in the meeting record.

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

Comments The meadows that separate all seventeen of the 1½ and 2-acre lots in the Meadow Ranch Estates neighborhood are what attracted me and my husband Vince Gunn to this wonderful place 15 years ago. This kind of open space is a rare thing in McKinney and highly prized. The peace and quiet together with the sounds of birds chirping in our trees and the sight of prairie flowers waving in the breeze make this neighborhood a place of refuge for us from the hustle-bustle and hurry-scurry of life outside our development.
I don't understand why the city would even consider approval of C2 zoning for Lots 19 and 20 that would destroy both the

1

entrance to our neighborhood and the use-types that currently protect our neighborhood from the kinds of traffic, noise, eye-sores and other nuisances that the city wisely declined to approve in the past, favoring the benefits of the PD-Office zoning for Lot 20 with it's appropriate limitations for a lot adjacent to a single-family residential neighborhood.
We appreciate and support Mr. Andre's natural ambition to profit from his business investments, but not at the expense of destroying a way of life that my husband and I and the rest of our Meadow Ranch Estates neighbors have worked so hard to achieve.

First Name Jan

Last Name Gunn

Address 1 1911 Meadow Ranch Rd

Address 2 *Field not completed.*

City McKinney

State TX

Zip 75071

Email Address janelizgunn@gmail.com

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

2

Regular Meeting Appendix F - 21-0005Z5 Online Comments

Joshua Stevenson

From: noreply@civicplus.com
Sent: Saturday, April 3, 2021 9:02 PM
To: Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary
Subject: Online Form Submittal: Citizen Comments

WARNING: This email is from an external source. DO NOT click links or open attachments without verifying the sender. Never enter USERNAME, PASSWORD or SENSITIVE INFORMATION on linked pages from this email.

Citizen Comments

My comment is for the: McKinney City Council

Date of Meeting: 4/6/2021

My public comments are for an item ON the Agenda

Agenda Item # REZONE CASE # 21-0005Z

Support or Oppose Agenda Item? Oppose

Public Comments

Due to legal requirements, the Council or specified Board cannot take action on Citizen Comments topics; however they can:

- 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.

Comments submitted through this online form will not be read aloud at the meeting but will be documented in the meeting record.

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

Comments Hello, while we oppose the rezoning we also are realistic and realize that what Mr Andre is asking for is not that crazy... Our only request is about the WALL. If you allow this rezoning and Mr Andre tears down the barrier wall to our neighborhood then can you PLEASE MAKE IT A REQUIREMENT that Mr Andre has to rebuild us a new wall to separate the neighborhood from the Commercial Zoning... not just a cedar fence or row of bushes... but a real CMU Block wall faced with Brick like we have now. Can he please be required to put up the new BRICK WALL before he starts any demo, dirt work, or construction of his new commercial space PLEASE BUILD THE BRICK WALL

1

FIRST so it will keep out some of the dust, debris, and noise while he builds his new place... This is all we are asking for... PLEASE DONT LET MR ANDRE TEAR DOWN THE NICE BRICK WALL BARRIER TO OUR NEIGHBORHOOD AND THEN NOT REBUILD A EQUAL OR BETTER WALL IN PLACE.

Thanks so much for your time.

First Name Mark

Last Name Arrington

Address 1 1820 Meadow Ranch Rd

Address 2 *Field not completed.*

City Mckinney

State TX

Zip 75071

Email Address arrington454@yahoo.com

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

Regular Meeting Appendix F - 21-0005Z5 Online Comments

Joshua Stevenson

From: noreply@civicplus.com
Sent: Saturday, April 3, 2021 9:07 PM
To: Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary
Subject: Online Form Submittal: Citizen Comments

WARNING: This email is from an external source. DO NOT click links or open attachments without verifying the sender. Never enter USERNAME, PASSWORD or SENSITIVE INFORMATION on linked pages from this email.

Citizen Comments

My comment is for the: McKinney City Council

Date of Meeting: 4/6/2021

My public comments are for an item ON the Agenda

Agenda Item # REZONE CASE # 21-0005Z

Support or Oppose Agenda Item? Oppose

Public Comments

Due to legal requirements, the Council or specified Board cannot take action on Citizen Comments topics; however they can:

- 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.

Comments submitted through this online form will not be read aloud at the meeting but will be documented in the meeting record.

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

Comments If Mr Andre tears down the wall and nice brick entrance to our neighborhood... PLEASE MAKE HIM REPLACE IT AT THE END OF HIS NEW REZONED PROPERTY. Don't let Andre tear our wall down to our neighborhood. Can the City Council required that Mr Andre build us a new neighborhood wall and entrance? Can the Cit Council require Andre to build the new wall to our neighborhood BEFORE he tears down the house on the rezoned property? Before he starts construction on his new commercial space? Wall first? Please help protect our neighborhood.

1

First Name Samantha

Last Name Arrington

Address 1 1820 Meadow Ranch Rd

Address 2 *Field not completed.*

City Mckinney

State TX

Zip 75071

Email Address samantha8376@yahoo.com

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

Joshua Stevenson

From: noreply@civicplus.com
Sent: Sunday, April 4, 2021 9:25 PM
To: Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary
Subject: Online Form Submittal: Citizen Comments

WARNING: This email is from an external source. DO NOT click links or open attachments without verifying the sender. Never enter USERNAME, PASSWORD or SENSITIVE INFORMATION on linked pages from this email

Citizen Comments

My comment is for the: McKinney City Council
Date of Meeting: 4/6/2021
My public comments are for an item: ON the Agenda
Agenda Item # 21-0005Z5
Support or Oppose Agenda Item? Oppose

Public Comments
Due to legal requirements, the Council or specified Board cannot take action on Citizen Comments topics; however they can:

- 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.

Comments submitted through this online form will not be read aloud at the meeting but will be documented in the meeting record.

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

Comments Hello. My husband and I are submitting our letters of opposition to rezoning request number 21-0005Z. We live at 1841 Meadow Ranch Rd, McKinney, TX 75071, a short distance from the property requesting the rezoning.

- * We oppose the rezoning of both lots 19 & 20. C2 zoning is not intended to be next to a single family property.
- * C2 zoning will open our neighborhood up to noise, traffic, excessive lighting, additional pests, etc.

* Meadow Ranch Estates is a beautiful, unique neighborhood -- one of only 2 such kinds in Mckinney, and we do not want to see it compromised.

* We have to live with the consequences of any rezoning from now on. Mr Andre would make a great deal of money, and every other resident of Meadow Ranch would lose. We have built our lives, families, and careers here and do not want to have to move as a result of the negative effects of a potential rezoning.

* If McKinney City Council votes for this rezoning, a beautiful home on 2 acres would be torn down simply to make way for a larger, more commercial venture that will make one individual wealthier...and make every other resident of the neighborhood suffer.

* There is no arterial artery at the entrance to our lovely neighborhood, and therefore it is not suitable for C2 zoning.

Thank you for your time in processing our letter (email).

Kari McDaniel

First Name Kari
Last Name McDaniel
Address 1 1841 Meadow Ranch Road
Address 2 *Field not completed.*
City McKinney
State TX
Zip 75071
Email Address kmcdaniel63@gmail.com

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

Regular Meeting Appendix F - 21-0005Z5 Online Comments

Joshua Stevenson

From: noreply@civicplus.com
Sent: Sunday, April 4, 2021 9:39 PM
To: Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary
Subject: Online Form Submittal: Citizen Comments

WARNING: This email is from an external source. DO NOT click links or open attachments without verifying the sender. Never enter USERNAME, PASSWORD or SENSITIVE INFORMATION on linked pages from this email.

Citizen Comments

My comment is for the: McKinney City Council

Date of Meeting: 4/6/2021

My public comments are for an item ON the Agenda

Agenda Item # 21-0005Z5

Support or Oppose Agenda Item? Oppose

Public Comments

Due to legal requirements, the Council or specified Board cannot take action on Citizen Comments topics; however they can:

- 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.

Comments submitted through this online form will not be read aloud at the meeting but will be documented in the meeting record.

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

Comments I believe the current zoning is appropriate for lots that are next to a residential area. I oppose the increased traffic and other negative effects of C2 commercial zoning at the entry of our neighborhood. Furthermore, I would HATE to see a nice home on 2 acres torn down simply so that a C2 commercial property could be built. This will definitely harm the value of our properties. We have poured our heart and soul into our home and acreage, and do not want to see the neighborhood compromised.

First Name Rick

1

Last Name McDaniel

Address 1 1841 Meadow Ranch Road

Address 2 *Field not completed.*

City McKinney

State TX

Zip 75071

Email Address rmdaniel63@gmail.com

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

2

Regular Meeting Appendix G - Online Non-Agenda Comments

Regular Meeting Appendix G - Online Non-Agenda Comments

Joshua Stevenson

From: noreply@civicplus.com
Sent: Monday, April 5, 2021 7:56 AM
To: Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary
Subject: Online Form Submittal: Citizen Comments

WARNING: This email is from an external source. DO NOT click links or open attachments without verifying the sender. Never enter USERNAME, PASSWORD or SENSITIVE INFORMATION on linked pages from this email.

Citizen Comments

My comment is for the: McKinney City Council

Date of Meeting: 4/6/2021

My public comments are for an item: NOT on the Agenda

I wish to comment about: Mayor and Mayor Pro Tem Rogers violating election law while electioneering from dais

Public Comments

Due to legal requirements, the Council or specified Board cannot take action on Citizen Comments topics; however they can:

- 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.

Comments submitted through this online form will not be read aloud at the meeting but will be documented in the meeting record.

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

Comments Mayor George Fuller and Mayor Pro Tem Rainey Rogers violated the Texas Election Code at the last meeting in March, 2021 as they both referenced a mayoral candidate who is not Fuller and Fuller said "my opponent" from the dais in the council comments. You might want to research a TX Attorney General opinion that specifically forbids council members and mayors from speaking about things not on the agenda during council comments, and the May 1, 2021 election was most certainly not on that meeting agenda. You cannot publicly reprimand "candidates" whom you do not support from the dais and encourage people to not vote for them in an upcoming election from the council dais. Attorneys at the TX Ethics Commission have been notified by many people. Additionally,

1

please stop abusing your power as council members and allowing this to occur. Every council member has to follow the Council Ethics Policy and/or ordinance and should call out any council member or mayor who is violating the Council Ethics Policy, yet no one stood up to Fuller and Rogers when they called our sever talk citizens who are running in the May 1, 2021 elections. They all sat silently and allowed this to occur. Follow your oaths of office and the law when you are on council, or resign because McKinney does not need anymore elected officials who violate laws, the Ethics Policy, the City Charter, and their oaths of offices on council as residents had enough of that with the recalled council member.

First Name Brandi

Last Name Price

Address 1 PO Box

Address 2 *Field not completed.*

City Denton

State TX

Zip 76201

Email Address Brandireneprice@gmail.com

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