

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

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

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

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

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

Affordable Wireless Plans

Set up is easy. Get online in minutes.

Starting at only \$14.95 per month!

www.netzero.net

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

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

Confidentiality Notice: This message is private and may contain confidential and proprietary information. If you have received this message in error, please notify us and remove it from your system and note that you must not copy, distribute or take any action in reliance on it. Any unauthorized use or disclosure of the contents of this message is not permitted and may be unlawful.

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

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

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 Buchanan

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 _____