

Emailed to: Kaitlin Sheffield - Planning
 k.sheffield@mcKinneyTXAS.org



**ZONING CHANGE
 WRITTEN PROTEST**

RECEIVED
 MAY 12 2022
 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: 2022-0003Z

Date and Time of Protest Submittal: May 3, 2022 6:30 pm Email above

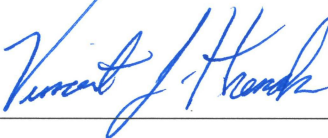
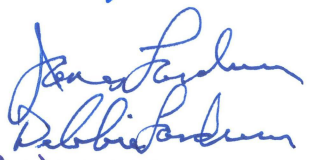
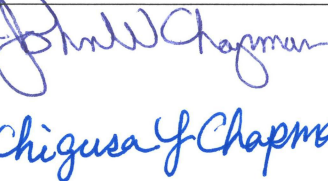



Total Number of Pages Submitted: 3

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
CATHERINE T. EBERLY	409 BRAKEBILL Hill DR.	
Penny & Howard Hawkins	5801 N Woodcreek McKinney, TX 75071	

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MAY 12 2022

CITY SECRETARY

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
VINCENT HRENAK	5802 N. WOODCREEK CIR MCKINNEY, TX 75071	
James Landrum + Deborah Landrum	5800 N. Woodcreek Cir McKinney, TX 75071	
John W AND Chigusa CHAPMAN	301 BRAKEBILL HILL DR	
Robert Johnson Sheila Johnson	405 Brakebill Hill Dr McKinney, TX 75071	
Ikram Kurechi Bilqis Kurechi	401 Brakebill Hill Dr McKinney, TX 75071	
Secretary Stonebridge HOA Deborah Landrum	Stonebridge Estates HOA HOA Greenbelt Brakebill Hill Drive McKinney, TX 75071	

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

ZONING CHANGE WRITTEN PROTEST SIGNATURE WITNESS AFFIDAVIT

I Sheri A Johnson personally circulated the foregoing petition, that it bears 12 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.

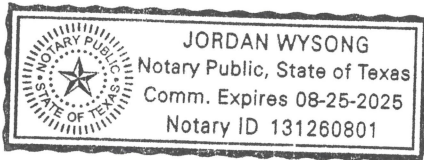
Sheri Johnson

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, a notary public, on this 3rd day of May, 2022 personally appeared Sheri Johnson, 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)



RECEIVED
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Mariposa at
Virginia Parkway

PETITION

RECEIVED

MAY 12 2022

Date: May 4, 2022 CITY SECRETARY

Case #: 2022 - 00032

Address of Rezoning Request:
JM McReynolds Survey, Abstract 578,
13.2106 Acres, TRACT 49

Original

To: City of McKinney Planning and Zoning Commission

We, the undersigned owners of property located in Stonebridge Estates located at the Northeast Corner of Virginia Parkway and Ridge Road who are directly affected by the requested zoning change described in the referenced case hereby protest the change of the current zoning classification of the subject property to apartments.

The reasons for our objection to the current rezoning request to allow multi-family consisting of 7 buildings, 3 stories, 275 parking space, 218-unit apartment complex ([known as THE MARIPOSA] on the 13 acre parcel of land immediately to the north of the Genesis Church at 5780 Virginia Parkway, McKinney, TX 75071) to be constructed and operational include but are not limited to the following:

1. Increased traffic flow at the corner of Virginia Parkway and Ridge Road is already a busy intersection, including drivers required to make a u-turn at the intersection when traveling west on Virginia Parkway. The single, one way only entrance & exit into the proposed complex at the crest of the hill is a hazard.
2. The Minshew school located just east of the subject parcel of land which has significant auto and foot traffic during the school year; the additional traffic flow with the proposed 218 apartments would only increase the chance of an accident involving a young pedestrian.
3. Trash generated by such a complex would be unsightly and unsafe for neighboring area(s)
4. Noise due to population density – (7) large apartment complexes already exist on Virginia – Between Lake Forest & Stonebridge drive -approximately (2) miles. These apartments are mostly on the South side of Virginia – away from single family homes. None of these apartments back up to single family like proposed Mariposa.
5. Diminished property values of neighboring properties – Cambridge & Stonebridge Estates
6. Security impact due to increased population in small area- currently only an (8) foot fence separates the properties.
7. Increased lighting in the parking area due to security risk detracts from bordering properties – 102 parking spaces proposed along Brakebill hill – 20 feet inside the fence. Homes on Brakebill face East – looking directly at parking & apartments.
8. Environment disrupted by construction noise and air pollution - Proposed trash bend to be located in corner next to home on north Woodcreek.
9. Views & privacy of homes are violated by (3) story buildings –Proposed property is not consistent with current/surrounding structures that are (1} story office & medical office along Virginia & Ridge.
10. This proposal is 55+ Active – not assisted living, therefore, more cars and traffic on Virginia – near intersection.

Maniposa at Virginia Parkway

PETITION

RECEIVED

MAY 12 2022

Date: May 4, 2022 CITY SECRETARY

Case #: 2022 - 00032

Address of Rezoning Request:

ABS A0578 JM Reynolds Survey,
TRACT 48, 13.2106 ACRES, TRACT 49

Signature	Printed Name	Address
	KATHERINE BREWER	5804 N. WOODCREEK CIR.
	Star Mirandi	5806 North Woodcreek Cir.
	Bianca Wang	5809 N. Woodcreek Cir.
	Tina Caldwell	5812 N. Woodcreek Cir.
	Vicki Noll	✓ 517 Creekside Dr.
	Michael Russell	403 Creekside
	Sally Hoffman	404 Creekside Drive
	BRYAN + RISATY	5609 S. Woodcreek Circle
	BOB + ERIN BOTSFORD	513 CREEKSIDE DR
	Michael Brown	✓ 5800 Creekside Ct
	SUSAN I. WILLIAMSON	5705 S. Woodcreek Cir
	Peggy Baird	409 Creekside Dr.
	Susan Passwaters	502 Creekside Dr
	James White	520 Creekside Dr
	Amber Abbink	✓ 521 Creekside Dr
	MATT ABBINK	521 CREEKSIDE DR
	ZEB AHMAD	5601 S. WOODCREEK CIR
	Amy Merritt	5701 S. Woodcreek Cir
	Andrew & Heather Milo	400 Windwood Ct.
	Jennifer Flock	481 Windwood Ct
	HEATH FLOCK	401 Windwood Ct
	DAVID ROBINSON	✓ 409 Windwood CT
	Jennifer Robinson	409 Windwood CT

20 Homes

Stonbridge Estates

Maniposa at
Virginia Parkway

PETITION

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MAY 12 2022

Date: May 4, 2022 CITY SECRETARY

Case #: 2022-0003Z

Address of Rezoning Request:

JM McDonalds Survey
abstract 578, 13.2106 acres
TRACT 49

Signature	Printed Name	Address
<i>[Signature]</i>	Josh Thurston	413 Woodward Pt
<i>[Signature]</i>	Katie Doeh	420 Woodward Ct.
<i>[Signature]</i>	Emily Pogue	5802 S. Woodcreek Circle
<i>[Signature]</i>	Alyson Nowels	5804 S. Woodcreek Circle
<i>[Signature]</i>	Jan Stappeler	✓ 5865 S. Woodcreek Circle
<i>[Signature]</i>	Janet Caldwell	5808 W. Woodcreek
<i>[Signature]</i>	Gen deWorwe	5810 N Woodcreek Ct.
<i>[Signature]</i>	MARYKAY STRATIS	416 Woodward Court
<i>[Signature]</i>	Sunny Agness	302 Creekside Dr.
<i>[Signature]</i>	Fred W. Foots	✓ 5807 N. Woodcreek Ct.
<i>[Signature]</i>	Michelle Clark	501 Creekside Drive
<i>[Signature]</i>	Jay Clark	501 Creekside Drive
<i>[Signature]</i>	Monica West	505 Creekside Dr.
<i>[Signature]</i>	SUSAN SMITH	401 Creekside Dr.
<i>[Signature]</i>	Mike Collins	412 1/2 Woodward Ct
<i>[Signature]</i>	R. Maura Matiscik	✓ 5900 Waterview Ct
<i>[Signature]</i>	Audra MATISCIK	5900 Waterview Ct.
<i>[Signature]</i>	Hollie Havens	417 Woodward Ct.
<i>[Signature]</i>	MIKE HADRON	510 CREEKSIDE DR.
<i>[Signature]</i>	Kelly Valdron	510 Creekside Dr.
<i>[Signature]</i>	Elizabeth Glazer	5601 S. Woodcreek Cir.
<i>[Signature]</i>	Stephanie Crise	5801 Creekside Court
<i>[Signature]</i>	Michael Cris	5801 Creekside Ct.

19 Homes

Stonebridge Estates

Maniposa at
Virginia Parkway

PETITION

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MAY 12 2022

Date: May 4, 2022 CITY SECRETARY

Case #: 2022-0003Z

Address of Rezoning Request:
Jm Mc Reynolds Survey,
Abstract 598, 13.2106 acs
TRACT 49

Signature	Printed Name	Address
<i>Sue Munch</i>	Sue Munch	5608 S. Woodcreek Cir.
<i>Bill Munch</i>	Bill Munch	' '
<i>Kathy Viswanath</i>	KATHY VISWANATH	402 CREEK Side Dr
<i>Jennie (Chayon) Wi</i>	Jennie (Chayon) Wi	" "
<i>Ana Boteo - Austin</i>	Ana Boteo - Austin	408 Creekside Dr.
<i>Steve Berberich</i>	Steve Berberich	5600 S. Woodcreek Cir
<i>Kelley Berberich</i>	Kelley Berberich	5600 S. Woodcreek Cir
<i>Paul Lehman</i>	Paul Lehman	5805 N. Woodcreek Cir
<i>Brad Douglas</i>	BRAD DOUGLAS	5803 S. WOODCREEK CIR
<i>Rhonda Kay Farr</i>	Rhonda Kay Farr	5713 S. Woodcreek Cir.
<i>Margaret Schraer</i>	Margaret Schraer	5709 S. Woodcreek Cr
<i>Kim Brewer</i>	KIM Brewer	5801 S. Woodcreek Circle
<i>Jeff Brewer</i>	JEFF Brewer	5801 S. WOODCREEK CIRCLE
<i>Richard K Hester</i>	RICHARD HESTER	5811 N. WOODCREEK CIRCLE
<i>Mary A Shelt</i>	MARY A SHELTON	509 CREEKSIDE DRIVE

11 Gomez

Stonebridge Estates

ZONING CHANGE WRITTEN PETITION SIGNATURE WITNESS AFFIDAVIT

1. Sheila Johnson personally circulated the foregoing petition that bears 61 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 the purported to be.

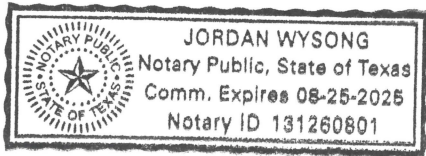
Sheila Johnson

STATE OF TEXAS
COUNTY OF COLLIN

Before me, a notary public, on this 4th day of May, 2022 personally appeared Sheila Johnson, 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)



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ZONING CHANGE
WRITTEN PROTEST

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MAY 17 2022

CITY SECRETARY

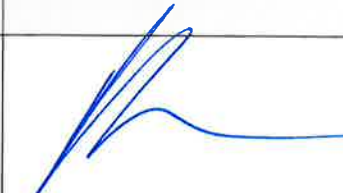


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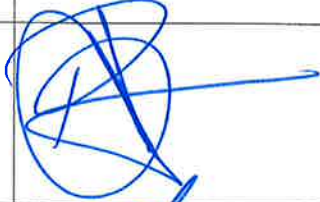






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Zoning Case Number or Description: 2022 - 00032
 Date and Time of Protest Submittal: 5/17/2022 10:45 AM
 Total Number of Pages Submitted: 4

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* Chad Simper	5905 Waterford Ln McKinney, TX 75071	
* Bryan Bruton * Vanessa Bruton	5821 Waterford McKinney TX 75071	 

MAY 17 2022

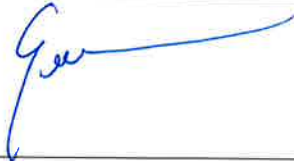


CITY SECRETARY

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✓ Catherine Keen Ryan Reid	5817 Waterford Lane McKinney, TX 75071	
✓ Daniella Lincks Mark Lincks ✗	5809 Waterford Lane McKinney TX 75071	
Bonnetta Wynn	5805 Waterford Lane MCKINNEY, TX 75071	
CHRISTOPHER Poole	5913 WATERFORD LN MCKINNEY TX 75071	
Shane Alvarson	5909 WATERFORD LN McKinney, TX 75071	
Brad Seyffer	5813 Waterford Ln. McKinney, TX 75071	
Uzma Jehan	409 Joplin Dr McKinney, TX 75071	
Kimberly Cheatham Monta Cheatham	305 Joplin Dr Mc Kinney, TX 75071	 

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

MAY 17 2022

CITY SECRETARY

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Eleonora Bass	205 Joplin Dr. MCKINNEY, TX 75071	
GIOVANNI COSTANZA	205 Joplin Dr MCKINNEY, TX 75071	
David Wilson Cambridge HOA President	Cambridge HOA Common Area	 HOA Board President

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



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ZONING CHANGE
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Zoning Case Number or Description: 2022 - 0003Z




Date and Time of Protest Submittal: 5/20/2021 9am

Total Number of Pages Submitted: 3

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Michelle Sowards	5912 Waterford Ln. McKinney, Tx 75071	<i>Michelle Sowards</i>
Juchi Leu	5708 Lea Ln, McKinney, TX 75071	<i>Juchi Leu</i>

MAY 20 2022

CITY SECRETARY

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Scot Dingman	405 Joplin Dr.	
Denasha Luke	313 Joplin Dr.	
Rob Brown	201 JOPLIN Dr.	

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

MAY 20 2022

ZONING CHANGE WRITTEN PROTEST SIGNATURE WITNESS AFFIDAVIT CITY SECRETARY

I Stelira Johnson personally circulated the foregoing petition, that it bears 5 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.

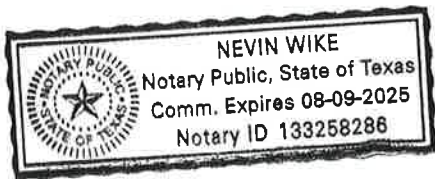
Stelira Johnson

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, a notary public, on this 20th day of May, 2022 personally appeared Stelira Johnson, 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)



MAY 17 2022

CITY SECRETARY

ZONING CHANGE WRITTEN PROTEST SIGNATURE WITNESS AFFIDAVIT

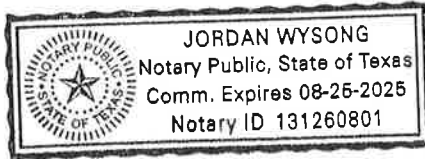
I Sheila Johnson personally circulated the foregoing petition, that it bears ~~4~~ signatures, that all signatures appended thereto were made in my presence, and that I believe them to be the genuine signatures of the persons whose names they purport to be.

15

Sheila Johnson

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, a notary public, on this 17th day of May, 2022 personally appeared Sheila Johnson, 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.



(Seal)

[Signature] Notary
Public, State of Texas