

## P E T I T I O N

Date August 28, 2019

Case # 19-0018Z

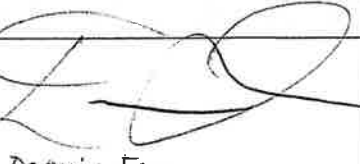
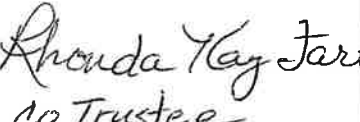



Address of Rezoning Request:  
Northwest Corner of Virginia Parkway & Ridge Road

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 & Ridge Road who are directly affected by the requested zoning change described in the referenced case, do hereby protest against any change of the current zoning classification of the subject property.

The reasons for our objection to the current rezoning request to allow a Car Wash to be constructed and operational include but are not limited to the following:

1. Increased traffic flow at the corner of Virginia Pkwy and Ridge Road which is already a very busy intersection including drivers required to make a U-Turn at the intersection when traveling east on Virginia Parkway.
2. Middle School located just East of the subject corner and an Elementary School located North on Ridge Road. Both schools have significant auto and foot traffic during the school year. The additional traffic flow with the proposed Car Wash would only increase the chance of an accident involving a young pedestrian.
3. Fire Station located on Virginia just West of Ridge is very busy and proceeds through the intersection frequently. The McKinney emergency vehicles will contend with the increased traffic and confused patrons attempting to exit the Car Wash during an emergency will only add to a congested intersection.
4. The single entrance into StoneBridge Estates off Ridge Road is a blind entrance and exit from both north and south bound traffic due to the curves of the road which may have been the cause of a fatality accident at the subdivision entrance recently. Traffic flow on Ridge Road will be forced to use our subdivision entrance/exit as a U-Turn to enter the Car Wash.
5. The recently developed two Office buildings just North of the intersection will also see increased flow through traffic of the car wash patrons and will also increase U-Turn traffic at the StoneBridge Estates entrance/exit.
6. Increased noise due to auto washing machinery and vacuums operational during business hours as well as the increased noise level of boom-boxes, horns honking and loitering during and after operational hours.
7. Diminished property value of residences located in the area. Current zoning allowing for one story lite office lends to the residential area much better than a zone of C2, Local Commercial District. The immediate area is concentrated with residential not Commercial.
8. The trash generated by carwash patrons is also a concern. Often times patrons throw trash "at" the trash receptacles. The natural elevation of the property lends to windy days and nights and blowing trash will decrease curb appeal.
9. Toxic run off into the adjacent creek by a business of this nature would be an environmental disaster.

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
Farr Revocable Trust	5713 S. Woodcreek Cir. McKinney TX 75071	 Dennis Farr, Co Trustee
Farr Revocable Trust	5713 S. Woodcreek Cir. McKinney, TX 75071	 Rhonda Kay Farr Co Trustee
Brewer, Jeff M. & Deborah K.	5801 S. WOODCREEK CIR. MCKINNEY, TX - 75071	KIM Brewer 
J. Kevin Williamson	5705 S. Woodcreek Cir McKinney, TX 75071	
Susan I. Williamson	5705 S. Woodcreek Cir. McKinney, TX 75071	

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

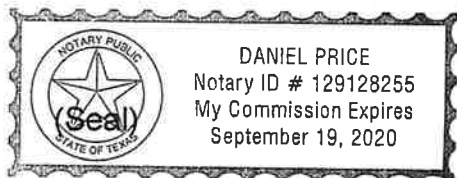
**ZONING CHANGE WRITTEN PROTEST SIGNATURE WITNESS AFFIDAVIT**

I Rhonda "Kay" Farr personally circulated the foregoing petition, that it bears 7 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.

Rhonda Kay Farr

STATE OF TEXAS                   §  
COUNTY OF COLLIN           §

Before me, a notary public, on this 15<sup>th</sup> day of October, 2019 personally appeared Rhonda Farr, 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.



Daniel Price Notary  
Public, State of Texas



# PETITION

Page 3

Date August 28, 2019

Case # 19-0018Z

Address of Rezoning Request:  
Northwest Corner of Virginia Parkway & Ridge Road

Signature	Printed Name	Address
<i>Karl Schraer</i>	Karl Schraer	5709 South Woodcreek Circle
<i>Margaret W Schraer</i>	Margaret Schraer	5709 S Woodcreek Circle
<i>William C. Mumf</i>	William Mumf	5609 N N N
<i>Bryanne Mumf</i>	Bryanne Mumf	N N N N
<i>Judette Armstrong</i>	Judette Armstrong	5604 S. Woodcreek Circle
<i>John W Chapman</i>	John W Chapman	301 Brakebill Hill Dr
<i>Jewel Peters</i>	Jewel Peters	305 Brakebill Hill Dr
<i>Kathryn Anderson</i>	Kathryn Anderson	5800 N. Woodcreek Cir
<i>James Landrum</i>	James Landrum	5800 N. Woodcreek Cir
<i>Penny Hopkins</i>	Penny Hopkins	5801 N. Woodcreek Cir.
<i>Howard Hawkins</i>	Howard Hawkins	5801 N. Woodcreek Cir
<i>Peter Miraglia</i>	Peter Miraglia	5806 N. Woodcreek Cir
<i>Fred W. Foote</i>	Fred W. Foote	5809 N. Woodcreek Cir.
<i>Adham Shanas</i>	Adham Shanas	5808 N. Woodcreek Cir
<i>Rosario Shanas</i>	Rosario Shanas	5808 N. Woodcreek Cir.
<i>Jen deWitt</i>	Jen deWitt	5810 N Woodcreek Cir.
<i>Scott deWitt</i>	Scott deWitt	5810 N Woodcreek Cir.
<i>Kay Caldwell</i>	Kay Caldwell	5812 N Woodcreek Cir.
<i>Richard Hester</i>	Richard Hester	5812 N Woodcreek Cir.
<i>Joe Huffman</i>	JOE HUFFMAN	404 CREEKSIDE DR
<i>Mike Crist</i>	MIKE CRIST	5801 Creekside Ct.
<i>Stephanie Quire</i>	Stephanie Quire	5801 Creekside Court
<i>Carol Hansen</i>	Carol Hansen	502 Creekside Dr
<i>Dee Hansen</i>	Dee Hansen	502 Creekside Drive.
<i>Matt Abbink</i>	MATT ABBINK	521 CREEKSIDE DR.
<i>Wesley J. Memitt</i>	Wesley J. Memitt	5701 S. Woodcreek Cir
<i>Ralph Armstrong</i>	Ralph Armstrong	5604 S. Woodcreek Cir
<i>Irfat Pathan</i>	Irfat Pathan	5601 S. Woodcreek Circle
<i>Mike Valdron</i>	MIKE VALDRON	510 Creekside Dr.
<i>Katelyn Valdron</i>	Katelyn Valdron	510 Creekside Drive

# PETITION

Page 4

Date August 28, 2019

Case # 19-0018Z

Address of Rezoning Request:  
Northwest Corner of Virginia Parkway & Ridge Road

Signature	Printed Name	Address
	Dennis D. Farr	5713 S. Woodcreek Cir
	Rhonda Kay Farr	Farr Recable Trust
	Heather Milo	400 Windwood CT
	Andrew Milo	400 Windwood CT
	Larry DeRouer	408 Windwood CT
	Mike Collins	412 Windwood CT
	KIRIL HAVENS	417 WINDWOOD CT.
	ALISHA THURSTON	413 WINDWOOD CT
	DAVID Robinson	409 Windwood CT
	Jeff Brewer	5801 S. WOODCREEK CIRCLE
	Jeff Brewer	5801 S. WOODCREEK CIRCLE
	Stan Ayless	301 Creekside Dr.
	Chris Ayless	301 Creekside Dr
	Michael Russell	403 Creekside Dr 75071
	Chur Yan Wu	402 Creekside Dr TX 75071
	RASHI VISWANATH	402 CREEKSIDE DR MCKINNEY 75071
	MARIANNE RADLEY	505 Creekside Dr. McKinney 75071
	PAUL RADLEY	505 CREEKSIDE DR. 75071
	VICKI NOLL	507 Creekside Dr 75071
	Sarah Bax Stanger	5803 S Woodcreek Cir. 75071
	Jan Stanger	5803 S Woodcreek Cir 75071
	RANDY POGUE	5802 S. Woodcreek Cir
	Eric Wright	401 Windwood CT
	Kimberly Douglas	5803 S Woodcreek Cir
	Brad Douglas	5803 S Woodcreek Cir
	Judy Robinson	409 Creekside Dr Windwood
	Jay Doleh	426 Windwood
	Andra A. Matisuk	5900 Watermew Ct. MCK.
	ROBERT P. BOTSFORD	513 CREEKSIDE DR MCKINNEY 75071

WW 5803 CS  
 416 5803 401  
 420 5804 5701  
 401 5700  
 409 409  
 507 C. Adcock  
 509 573









## ZONING CHANGE WRITTEN PROTEST

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: # 19-0063 Z

Date and Time of Protest Submittal: October 2, 2019; 8:35 AM.

Total Number of Pages Submitted: 3 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
Karl Schraer	5709 S Woodcreek Cr McKinney, Texas 75071	
Margaret Schraer	5709 S Woodcreek Cr McKinney, Texas 75071	

5713 S. Woodcreek Cir.  
McKinney, TX. 75071  
October 1, 2019

Ms. Empress Drane, City Secretary  
City of McKinney  
222 N. Tennessee  
McKinney, TX. 75069

RE: Case # 19-0018Z Proposed Rezoning to allow for carwash  
Northwest Corner of Virginia Parkway and Ridge Road

Dear Ms. Drane:

Enclosed is the original Formal Written Protest and original PETITION signed by almost all residents of THE ESTATES for the above referenced proposed rezoning. As outlined, the protest must be received by the City Secretary's office four days prior to the meeting. If you should have questions or need additional information, please feel free to contact me via email [kayfarr7@gmail.com](mailto:kayfarr7@gmail.com) or via phone 214-601-9777.

Thank you.

Kindest regards,



Rhonda Kay Farr

CC: David Soto [Dsoto@McKinneyTexas.org](mailto:Dsoto@McKinneyTexas.org)

City of McKinney – Planning Dept.  
221 N. Tennessee  
McKinney, TX. 75069

George Fuller, Mayor, [GFuller@mckinneytexas.org](mailto:GFuller@mckinneytexas.org)  
La'Shadion Shemwell, District 1, [lshemwell@mckinneytexas.org](mailto:lshemwell@mckinneytexas.org)  
Mayor ProTem, District 2, [RRogers@mckinneytexas.org](mailto:RRogers@mckinneytexas.org)  
Sam Elliott, District 3, [SElliott@mckinneytexas.org](mailto:SElliott@mckinneytexas.org)  
Rick Franklin, District 4, [RFranklin@mckinneytexas.org](mailto:RFranklin@mckinneytexas.org)  
Frederick Frazier, At Large, [FFrazier@mckinneytexas.org](mailto:FFrazier@mckinneytexas.org)  
Charlie Phillips, At Large, [CPhillips@mckinneytexas.org](mailto:CPhillips@mckinneytexas.org)  
Melanie Okon, [mokon@munckwilson.com](mailto:mokon@munckwilson.com)

Rkt

Petition

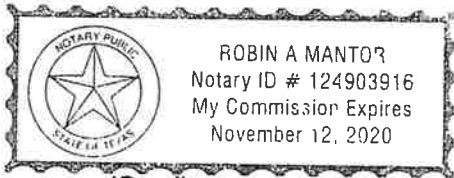
**ZONING CHANGE WRITTEN ~~PROTEST~~ SIGNATURE WITNESS AFFIDAVIT**

I Rhonda "Kay" Farr personally circulated the foregoing petition, that it bears 847 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.

Rhonda Kay Farr

STATE OF TEXAS           §  
COUNTY OF COLLIN    §

Before me, a notary public, on this 25 day of September, 2019 personally appeared Rhonda Farr, 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)

Robin A. Mantor Notary  
Public, State of Texas

sw  
PETITION

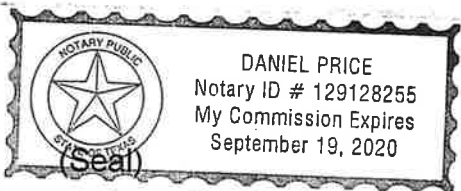
ZONING CHANGE WRITTEN PROTEST-SIGNATURE WITNESS AFFIDAVIT

I Susan I. Williamson personally circulated the foregoing petition, that it bears 84 1/2 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.

Susan I. Williamson

STATE OF TEXAS           §  
COUNTY OF COLLIN      §

Before me, a notary public, on this 30th day of September, 2019 personally appeared Susan Williamson, 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.



Daniel Price Notary  
Public, State of Texas

PETITION *MS*

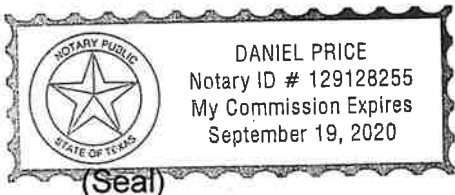
ZONING CHANGE WRITTEN PROTEST SIGNATURE WITNESS AFFIDAVIT

I Margaret Schraer personally circulated the foregoing petition, that it bears 847 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.

Margaret Schraer

STATE OF TEXAS §  
COUNTY OF COLLIN §

Before me, a notary public, on this 1st day of October, 2019 personally appeared Margaret Schraer, 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.



Daniel Price Notary  
Public, State of Texas

## P E T I T I O N

Date September 30, 2019

Case # 19-0018Z

Address of Rezoning Request:  
Northwest Corner of Virginia Parkway & Ridge Road

To: City of McKinney, Planning and Zoning Commission

We, the property owners located at 177 and 181 N. Ridge Road located immediately North of the Northwest Corner of Virginia Parkway and Ridge Road who are directly affected by the requested zoning change described in the referenced case, do hereby protest against any change of the current zoning classification of the subject property.

The reasons for our objection to the current rezoning request to allow a Car Wash to be constructed and operational include but are not limited to the following:

1. Increased traffic flow at the corner of Virginia Pkwy and Ridge Road which is already a very busy intersection Including drivers required to make a U-Turn at the intersection when traveling east on Virginia Parkway.
2. Middle School located just East of the subject corner and an Elementary School located North on Ridge Road. Both schools have significant auto and foot traffic during the school year. The additional traffic flow with the proposed Car Wash would only increase the chance of an accident involving a young pedestrian.
3. Fire Station located on Virginia just West of Ridge is very busy and proceeds through the intersection frequently and will be making emergency visits to our property to interact/treat patients. The McKinney emergency vehicles will contend with the increased traffic and confused patrons attempting to exit the Car Wash during an emergency will only add to a congested intersection.
4. The two Medical Office Buildings owned by our development will see increased flow through traffic through our property in order to access the car wash patrons and will also increase U-Turn traffic at our northern entrance/exit.
5. Increased noise due to auto washing machinery and vacuums operational during business hours as well as the increased noise level of music, horns honking and loitering during and after operational hours, which have the potential to negatively impact the patients been treated in the three medical practices that occupy the two buildings.
6. Diminished property value of commercial properties adjacent to the car wash. Current zoning allowing for one story lite office, such as our buildings, which lend to the residential area much better than a zone of C2, Local Commercial District.
7. The trash generated by carwash patrons is also a concern. Often times patrons throw trash "at" the trash receptacles. The natural elevation of the property lends to windy days and nights and blowing trash will decrease curb appeal.



## ZONING CHANGE WRITTEN PROTEST

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.

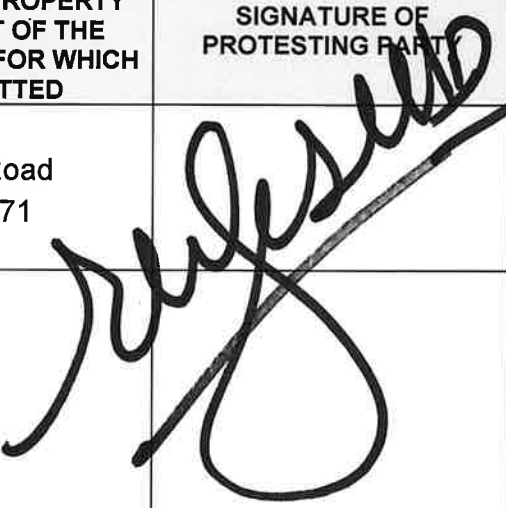
This written protest must bear the original signatures of ONLY the owners of property that is: (1) subject to the proposed zoning change; or, (2) situated within 200 feet of the property which is the subject of the proposed zoning change. The individual(s) collecting the signatures contained on the pages 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: 19-0018Z

Date and Time of Protest Submittal: 10-2-19 JS 8:55 AM

Total Number of Pages Submitted: 3 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
Aggie Math Holdings, LLC	177 & 181 N. Ridge Road McKinney, TX 75071	

**ZONING CHANGE WRITTEN PROTEST SIGNATURE WITNESS AFFIDAVIT**

I Andrew M. Smith personally circulated the foregoing petition, that it bears 1 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.

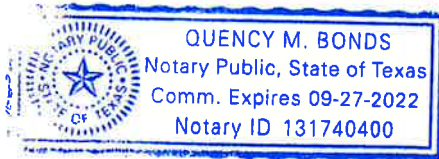
Andrew M. Smith

STATE OF TEXAS                   §  
COUNTY OF COLLIN           §

Before me, a notary public, on this 30 day of September, 2019 personally appeared Andrew M. Smith, 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.

Quency M. Bonds Notary  
Public, State of Texas

(Seal)





OCT 03 2019

CITY SECRETAR



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

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.

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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: 19-0063Z  
 Date and Time of Protest Submittal: 10/3/19 3:30 JS  
 Total Number of Pages Submitted: 2

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
The Executive Suites at Stonebridge, LLC	6190 Virginia Parkway Suite 100 McKinney, TX 75071	

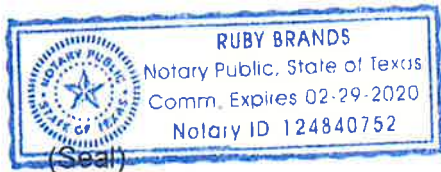
**ZONING CHANGE WRITTEN PROTEST SIGNATURE WITNESS AFFIDAVIT**

I, Donald C. Jacob personally circulated the foregoing petition, that it bears 1 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.

*Donald C. Jacob*

STATE OF TEXAS                   §  
COUNTY OF COLLIN           §

Before me, a notary public, on this 3<sup>rd</sup> day of October, 2019 personally appeared Donald C. Jacob, 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.



*Ruby Brands* Notary  
Public, State of Texas