

From: Natasha Lorenzo
Sent: Friday, March 21, 2025 4:04 PM
To: Jacob Bennett
Cc: Contact-Planning
Subject: FW: Online Form Submittal: Citizen Comments

Jake –

Please see citizen comment below.

Best,

Natasha Lorenzo
Planning Technician

City of McKinney Planning Department
401 East Virginia Street
McKinney, TX 75069
469.617.4807
nlorenzo@mckinneytexas.org



From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, March 21, 2025 4:02 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Online Form Submittal: Citizen Comments

EXTERNAL MESSAGE ALERT: This message originated from outside of the city. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, use the Phish Alert button.

Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting:	3/25/2025
My public comments are for an item	ON the Agenda
Agenda Item #	ZONE2024-0083
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.

Public Comments must be delivered in person at the meeting to be included in the meeting record. Comments submitted through this online form will be delivered to the City Council but not included in the meeting record.

Comments	<p>To: Planning and Zoning Commission From: Mike Gorman Re: Rezone Case #ZONE2024-0083 Commissioners,</p> <p>I oppose the location proposed of the Stealth Cell Tower west of Meadow Ranch Estates.</p> <ul style="list-style-type: none">• The tower location is too close to a residential neighborhood and according to some data I could be in the zone of emission concern.• The scientific information available does not discount nor protect the residents of the neighborhood from the electronic emissions from the tower.• Residents should not be burdened with the expense of protecting their home and family from the emissions from the tower.• Why not look for a more suitable commercial space that doesn't constantly bombard families living near the tower. <p>I hope that the commission takes my concerns and opposition into account when deliberating this request.</p> <p>Thank you, Mike Gorman</p>
----------	--

1910 Meadow Ranch Rd, McKinney, TX 75071

First Name	Michael
Last Name	Gorman
Address 1	1910 MEADOW RANCH RD
Address 2	<i>Field not completed.</i>
City	McKinney
State	TX
Zip	75071

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

From: Brenda Cates
Sent: Monday, March 24, 2025 8:12 AM
To: Jacob Bennett
Cc: Contact-Planning
Subject: FW: Online Form Submittal: Citizen Comments

Hi Jacob,

This is an opposition for ZONE2024-0083.

Thank you,

Brenda Cates
Planning Technician

City of McKinney | Development Services
401 E. Virginia St. | McKinney, TX 75069
phone 972.547.7432 | bcates@mckinneytexas.org



From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, March 21, 2025 5:52 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Online Form Submittal: Citizen Comments

EXTERNAL MESSAGE ALERT: This message originated from outside of the city. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, use the Phish Alert button.

Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 3/25/2025

My public comments
are for an item ON the Agenda

Agenda Item # REZONE CASE #ZONE2024-0083

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.

Public Comments must be delivered in person at the meeting to be included in the meeting record. Comments submitted through this online form will be delivered to the City Council but not included in the meeting record.

Comments

I oppose the proposed rezoning of 4877 West University Drive, McKinney Texas just so that a 37-meter (120-foot) tall Stealth Cell Tower may be installed west of and adjacent to the Meadow Ranch Estates residential neighborhood.

The tower would be located less than 180 meters (590 feet) from my home, even closer to the homes of several of my neighbors, and less than 430 meters (1,400 feet) from neighbor homes to the south and east of the Meadow Ranch Estates residential neighborhood.

To quote just one of many available sources, "A German study reported that people living within 400 meters (1312 feet) of cell towers had over 3 times the normal rate for new cancers (City of Naila 2004). In an Israeli study, the relative risk for cancer was about 4 times greater within 350 meters (1148 feet) of the cell tower (Wolf et al. 1997). Based on findings like these, a minimum safety distance of 1/4 mile (1320 feet) might be considered prudent. (Source: <https://emfcenter.com/what-distance-is-safe/>)

Please give proper priority to the health and safety of people when weighing the business benefits of this proposal, and consider the plentiful alternative commercially zoned locations available nearby (e.g., south-eastern corner of the Kroger Shopping Center) which are not immediately adjacent to a residential neighborhood.

Please include my comments within the meeting record.

First Name

Vincent

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

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

From: Brenda Cates
Sent: Monday, March 24, 2025 8:13 AM
To: Jacob Bennett
Cc: Contact-Planning
Subject: FW: Online Form Submittal: Citizen Comments

Another one for ZONE2024-0083.

Brenda Cates
Planning Technician

City of McKinney | Development Services
401 E. Virginia St. | McKinney, TX 75069
phone 972.547.7432 | bcates@mckinneytexas.org



From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, March 21, 2025 10:16 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Online Form Submittal: Citizen Comments

EXTERNAL MESSAGE ALERT: This message originated from outside of the city. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, use the Phish Alert button.

Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 3/25/2025

My public comments
are for an item ON the Agenda

Agenda Item # ZONE2024-0083

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.

Public Comments must be delivered in person at the meeting to be included in the meeting record. Comments submitted through this online form will be delivered to the City Council but not included in the meeting record.

Comments

To: Planning and Zoning Commission

From: Laurie Leotaud

Re: Rezone Case #ZONE2024-0083

Commissioners,

I oppose the location proposed of the Stealth Cell Tower west of Meadow Ranch Estates.

The tower location is too close to a residential neighborhood and according to some data I could be in the zone of emission concern.

The scientific information available does not discount nor protect the residents of the neighborhood from the electronic emissions from the tower.

Residents should not be burdened with the expense of protecting their home and family from the emissions from the tower.

Why not look for a more suitable commercial space that doesn't constantly bombard families living near the tower.

I hope that the commission takes my concerns and opposition into account when deliberating this request.

Thank you,

Laurie Leotaud

4600 Meadow Ranch Cir,

McKinney, TX 75071

First Name

Laurie

Last Name

Derosé-Leotaud

Address 1

4600 Meadow RANCH Cir

Address 2

Field not completed.

From: Brenda Cates
Sent: Monday, March 24, 2025 8:13 AM
To: Jacob Bennett
Cc: Contact-Planning
Subject: FW: Online Form Submittal: Citizen Comments

Another one for ZONE2024-0083.

Brenda Cates
Planning Technician

City of McKinney | Development Services
401 E. Virginia St. | McKinney, TX 75069
phone 972.547.7432 | bcates@mckinneytexas.org



From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Saturday, March 22, 2025 7:36 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Online Form Submittal: Citizen Comments

EXTERNAL MESSAGE ALERT: This message originated from outside of the city. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, use the Phish Alert button.

Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 3/25/2025

My public comments
are for an item ON the Agenda

Agenda Item # #ZONE 2024-0083

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.

Public Comments must be delivered in person at the meeting to be included in the meeting record. Comments submitted through this online form will be delivered to the City Council but not included in the meeting record.

Comments

To whom it may concern,
I oppose the proposed rezoning of 4877 West University Drive, in McKinney Texas so that a 37-meter tall Stealth Cell Tower may be installed near my neighborhood of Meadow Ranch Estates. There are many non residential areas that would be better options than putting this so close to many residential homes, one of which would be mine that would be located a mere 585 feet from the cell tower. Having the cell tower so close to our neighborhood will be an “eye sore” and lower our property values of a very high end and unique neighborhood you have in McKinney. Also, there have been many studies that show that health risks occur when people live in close proximity to cell towers. Please prioritize the health of your residents along with these neighborhoods and place this tower in one of the many commercial areas we have all over McKinney. I would like to have my comments included within the meeting record. Thank you for listening to my valid concerns regarding this rezoning.

First Name

Kimberly

Last Name

Tisserand

Address 1

1901 Meadow Ranch Rd

Address 2

Field not completed.

City

McKinney

State

TX

From: Brenda Cates
Sent: Monday, March 24, 2025 8:13 AM
To: Jacob Bennett
Cc: Contact-Planning
Subject: FW: Online Form Submittal: Citizen Comments

Another for ZONE2024-0083.

Brenda Cates
Planning Technician

City of McKinney | Development Services
401 E. Virginia St. | McKinney, TX 75069
phone 972.547.7432 | bcates@mckinneytexas.org



From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Sunday, March 23, 2025 12:13 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Online Form Submittal: Citizen Comments

EXTERNAL MESSAGE ALERT: This message originated from outside of the city. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, use the Phish Alert button.

Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 3/25/2025

My public comments
are for an item ON the Agenda

Agenda Item # #ZONE2024-0083

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

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.

Public Comments must be delivered in person at the meeting to be included in the meeting record. Comments submitted through this online form will be delivered to the City Council but not included in the meeting record.

Comments

Dear P and Z commission,
I am writing to vehemently oppose the rezoning of 4877 West University Drive in order to accommodate the installation of a 120 ft tall Cell Tower quite literally adjacent to the residential neighborhood of Meadow Ranch Estates. The installation of this tower will unfortunately be on the edge of my property as our home will be most affected by the proposed placement. Not only will this placement increase our risk of health issues, it could significantly affect our property value by up to 10 percent, as this will kill the beautiful sunset view we have to the west every evening. We respectfully ask that this rezoning not occur and that the placement of the tower be located in any of the more desirable business locations further west that do not run adjacent to McKinney residences, where this unsightly and unsafe addition will affect us 24 hours a day, every day. Please give priority to the health of McKinney residents in this case. This tower placement, if approved, will only be 513 feet from our home at 1841 Meadow Ranch Rd. and will undoubtedly affect our property immensely. Again, please do not vote in the affirmative on this case. Respectfully requested. -Rick and Kari McDaniel

First Name

Rick

Last Name

McDaniel

Address 1

1841 Meadow Ranch Rd.

Address 2

Field not completed.

City

McKinney

From: Natasha Lorenzo
Sent: Monday, March 24, 2025 3:58 PM
To: Jacob Bennett
Cc: Contact-Planning
Subject: FW: Online Form Submittal: Citizen Comments

Jake –

This is in regards to 24-0083Z. See below

Best,

Natasha Lorenzo
Planning Technician

City of McKinney Planning Department
401 East Virginia Street
McKinney, TX 75069
469.617.4807
nlorenzo@mckinneytexas.org



CITY OF MCKINNEY
DEVELOPMENT SERVICES
Together we'll make it happen.

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, March 24, 2025 3:56 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Online Form Submittal: Citizen Comments

EXTERNAL MESSAGE ALERT: This message originated from outside of the city. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, use the Phish Alert button.

Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting:	3/25/2025
My public comments are for an item	ON the Agenda
Agenda Item #	#ZONE 2024-0083.
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.

Public Comments must be delivered in person at the meeting to be included in the meeting record. Comments submitted through this online form will be delivered to the City Council but not included in the meeting record.

Comments	I am writing in opposition to the proposed cell tower to be placed approximately 500 feet from residential housing in the Meadow Ranch Estates subdivision. Emissions from 4G and prior RF cell tower transmitters have shown strong correlation to early onset of cancer, and though bodies of work less complete, the higher frequency bands of 5G communications could show even stronger correlation. But asking citizens to take these risks is unnecessary. Undeveloped commercial properties are available (for example, SW of the Kroger supercenter) which can place a cell tower much further from residential housing and still meet the coverage needs of the surrounding areas. I urge P&Z to turn down this request.
First Name	Mark
Last Name	Rutledge
Address 1	1830 Meadow Ranch Road
Address 2	<i>Field not completed.</i>