

Joseph Moss

From: Doris Adamson
Sent: Friday, October 16, 2020 2:46 PM
To: Contact-Planning
Subject: I OPPOSE THIS PROJECT - Doris Adamson

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,
Doris Adamson
5404 Hollow Knoll Dr.
McKinney, TX 75071

Joseph Moss

From: Terri Ramey
Sent: Wednesday, August 19, 2020 8:28 AM
To: Joseph Moss
Subject: FW: Zooming case number 20-0074z

From: Moe Aghassi
Sent: Wednesday, August 19, 2020 6:39 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Zooming case number 20-0074z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Joe Moss and City Planning Team,

I am absolutely OPPOSED to the Zoning Change proposal at Lake Forest and Virginia, Case 20-0074Z for the following reasons: does not support the economic and financial growth of McKinney as readily as office and retail would (I myself cannot recall the last time I used, or even attended, an event facility of great proportion, and do not have a foreseeable need of this scale); an event center does not serve nor support the surrounding neighborhoods; exceeds building sizes established in the original Planned Development/Zoning and would be disproportionate to the surrounding areas; does not align with the purpose and psychographic of our "Established Community" district; would be very difficult, if not impossible, for "outdoor amusement" and event venues for 800 seated (which means up to 1500 reception style) to comply with city ordinances including but not limited to: Noise (proximity to residents), lighting (for outdoor/parking), landscaping (tree preservation), and even event permitting (safety, fireguard, traffic, parking, etc.).

Mohammad Aghassibake
514 broad leaf ln
McKinney TX 75072

Joseph Moss

From: Terri Ramey
Sent: Tuesday, October 13, 2020 8:58 AM
To: Joseph Moss; Kaitlin Gibbon
Subject: FW: Online Form Submittal: Citizen Comments - 20-0071Z / Michael Alexander

FYI –

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, October 13, 2020 8:32 AM
To: Deana Smithee <dsmithee@mckinneyedc.com>; Joanne Isom <jisom@mckinneyedc.com>; Linda Jones <ljones2@mckinneycdc.org>; Terri Ramey <tramey@mckinneytexas.org>; Kathy Wright <kwright@mckinneytexas.org>; Akia Pichon <apichon@mckinneytexas.org>; City Secretary <CitySecretary@mckinneytexas.org>
Subject: Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 10/13/2020

My public comments are for an item ON the Agenda

Agenda Item # 20-0071Z

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 provide details of why the applicant doesn't want to conform to the existing master development plan. Also what is the applicant planning on developing at the parcels. As the

direct abutter we have concerns of negative impact if they do not follow the existing master development plan.

First Name	Michael
Last Name	Alexander
Address 1	Two International Place
Address 2	<i>Field not completed.</i>
City	Boston
State	MA
Zip	02110
Email Address	

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

From: [Laura Allen](#)
To: [Contact-Planning](#)
Subject: 20-0074Z: I OPPOSE THIS PROJECT - Laura Allen
Date: Tuesday, October 13, 2020 8:08:04 AM

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Good morning,

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
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- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions - especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,
Laura Allen
309 Parkhaven Dr
Mckinney, TX 75071

[Sent from Yahoo Mail on Android](#)

Joseph Moss

From: Kathy Wright
Sent: Friday, October 9, 2020 8:48 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

From: Beatriz Alvarez
Sent: Thursday, October 8, 2020 10:00 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

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Thanks,
Beatriz Alvarez
5401 Broken Bend Dr
McKinney TX 75072

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 4:32 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: Mike Ambroziak
Sent: Wednesday, October 7, 2020 4:27 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

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Regards,
Mike Ambroziak
1505 Pine Hollow Dr
McKinney, TX 75072

Joseph Moss

From: Terri Ramey
Sent: Thursday, August 20, 2020 8:07 AM
To: Joseph Moss
Subject: FW: Proposed zoning change, case # 20-0074Z

FYI -

-----Original Message-----

From: Amy Anders
Sent: Wednesday, August 19, 2020 9:48 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Proposed zoning change, case # 20-0074Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear McKinney Planning and Zoning, Mayor Fuller, City Council, et al,

I STRONGLY OPPOSE the planned development and proposed zoning change, case # 20-0074Z, submitted by Sanjay Joshi and Steven Homeyer, which is a resubmission of case # 20-0004Z that McKinney Planning & Zoning Commission voted against.

Thank you for attention to this matter.

Respectfully,
Amy Anders
400 Rock Ridge Way
McKinney, TX 75072

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 7:58 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I oppose this project

From: vanthaume
Sent: Wednesday, October 7, 2020 9:36 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I oppose this project

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Subject: 20-0074Z

I oppose this project for many reasons.

Parking is DEFINITELY insufficient for this size of area. I understand that the center can accommodate up to 800 people. Based on 2 people per car that means 400 cars. Cars will be parking in the nearby streets and making Lake Forest very dangerous in the evening when it is dark.

This type of venue should be located close to a major intersection where it is easy to get in and out. Lake Forest/Hardin is NOT a major intersection. There are NO hotels close by for those who want to spend the night and food options nearby are mainly drive thru.

The noise and light allowances of this project will be disruptive to the residents who purchased their homes in what they thought would be a quiet subdivision.

Finally I resent that the developer can move 1 tree to a different location and resubmit the application over and over . This project is not good for the nearby neighborhoods and should be denied ONCE and for all.

Vickie and Chris Anthaume
7700 Hilton Head
McKinney, Tx 75072

From: Terri Ramey
To: [Joseph \(Joe \) Moss \(jmoss@mckinneytexas.org\)](mailto:jmoss@mckinneytexas.org)
Cc: [Kathy Wright](#)
Subject: FW: 20-0074Z: I oppose this project
Date: Monday, October 12, 2020 11:39:00 AM

FYI –

From: Abby Arellano
Sent: Monday, October 12, 2020 11:32 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I oppose this project

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to: 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes. 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows. 3) parking is insufficient for a space of this size and would drive traffic into neighborhood 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities. 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking. 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc. 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to. 8) the center is not something the local residents can use regularly (if ever) 9) Covid regulations suggest that events of this size won't even be feasible for years to come. 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events. Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning. Thanks,

Abby Licata Arellano

Abby Licata Simmons
Director of Operations
Blue Moon Mobile RV
1501 Halsey Way
Carrollton, TX 75007

From: [Terri Ramey](#)
To: [Joseph \(Joe \) Moss \(jmoss@mckinneytexas.org\)](#)
Cc: [Kathy Wright](#)
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT
Date: Monday, October 12, 2020 8:24:00 AM

FYI –

From: Susan Armstrong
Sent: Saturday, October 10, 2020 1:10 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Regarding the proposed event center near on property in my community:

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to: 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes. 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows. 3) parking is insufficient for a space of this size and would drive traffic into neighborhood 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities. 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking. 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc. 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to. 8) the center is not something the local residents can use regularly (if ever) 9) Covid regulations suggest that events of this size won't even be feasible for years to come. 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events. Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks, Susan Armstrong
400 Wood Duck Lane
McKinney, TX 75072

Joseph Moss

From: Terri Ramey
Sent: Thursday, August 27, 2020 8:15 AM
To: Joseph Moss
Subject: FW: Rezoning in McKinney

FYI -

-----Original Message-----

From: Shannon Atherton
Sent: Wednesday, August 26, 2020 6:55 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Rezoning in McKinney

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I live in Quail Creek in McKinney and I am 100% opposed to the rezoning proposal happening for the Event Center on Virginia.

Our community is no longer "unique by nature". It has been flooded with traffic, concrete and buildings.

DO NOT ALLOW THIS TO BE BUILT.

Sincerely,

Eric and Shannon Atherton

Joseph Moss

From: Denise Barnes
Sent: Saturday, October 17, 2020 1:30 PM
To: Contact-Planning
Subject: land proposal 20-0077Z / 20-0074Z - Denisa and Ray Barnes

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT BODY: I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to: 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes. 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows. 3) parking is insufficient for a space of this size and would drive traffic into neighborhood 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities. 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking. 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc. 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to. 8)the center is not something the local residents can use regularly (if ever) 9) Covid regulations suggest that events of this size won't even be feasible for years to come. 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events. Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning. Thank you,

Denise and Ray Barnes
Mckinney Residents

Joseph Moss

From: George Barnhart
Sent: Tuesday, October 13, 2020 11:38 AM
To: Contact-Planning
Subject: 20-0074Z: I OPPOSE THIS PROJECT - George Barnhart

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

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Thanks,
George Barnhart
5011 Bryn Mawr Dr
McKinney, TX 75072

Joseph Moss

From: Aimee Baum
Sent: Thursday, August 20, 2020 10:55 PM
To: Contact-Planning
Cc: Mayor; District2; District1; District3; District4; Atlarge1; Atlarge2; Contact-City Council; Jennifer Arnold; Joseph Moss
Subject: OPPOSED! Case 20-0074Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Joe Moss and City Planning Team,

I am writing to you as a resident of Pecan Crossing off Lake Forest, and I am in complete opposition of the Zoning Change proposal at Lake Forest and Virginia, Case 20-0074Z.

This zoning change does not reflect the neighborhood's, or the city's values, in the slightest.

To change the zoning for a large structure, an event center, does not serve nor support the surrounding neighborhoods. It does not support the economic and financial growth of McKinney as readily as office and retail would. It would exceed building sizes which were established in the original Planned Development/Zoning and would be disproportionate to the surrounding areas. It does not align with the purpose and psychographic of our "Established Community" district. It would also be very difficult, if not impossible, for "outdoor amusement" and event venues for 800 seated (almost double for reception style) to comply with city ordinances, including but not limited to: noise (proximity to residents), lighting (for outdoor/parking), landscaping (tree preservation), and even event permitting (safety, fireguard, traffic, parking, etc.).

A large portion of residents in the immediate areas of Lake Forest and Virginia Parkway have children and grandchildren who regularly ride their bikes, walk and play along Lake Forest.

Traffic on Lake Forest has significantly increased over the years. As it stands, there are roughly 18,000 cars on Lake Forest per day. A large venue would only add to the traffic, which would in turn increase the noise along Lake Forest.

In addition to the increase in traffic, the increase in noise and light pollution would impact our neighborhoods and affect our quality of life - the reason we chose to purchase our homes here!

There is no direct need for an event center, especially in this neighborhood. Look elsewhere with fewer residents.

Thank you for your attention to this matter.

NAME: Aimee Baum

ADDRESS: 601 Broad Leaf Ln, McKinney 75072

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 3:59 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: Julie Belk
Sent: Wednesday, October 7, 2020 3:52 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

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To McKinney Planning:

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Thanks,

Julie Belk

214 Gadwall Ct.

McKinney, TX 75072

Joseph Moss

From: Kathy Wright
Sent: Friday, October 9, 2020 8:47 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: Virginia and Lake Forest SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

From: Sarah Bell
Sent: Thursday, October 8, 2020 6:02 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Virginia and Lake Forest SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

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The City of McKinney needs to stand up to developers who run roughshod over residents!! My daughter and her husband own a house near the corner of Hardin and Virginia and the developer ignored city regulations in building the development on the NW corner of Hardin and Virginia. Please do not let developers ruin McKinney!

Thank you,
Sarah Bell
101 Hunters Ct.
McKinney

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 12:35 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

fyi

From: Kelly Bender
Sent: Wednesday, October 7, 2020 11:28 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

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- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
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- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,
Kelly Bender

Joseph Moss

From: Terri Ramey
Sent: Monday, August 17, 2020 8:09 AM
To: Joseph Moss
Subject: FW: # 20-0074Z

-----Original Message-----

From: Amy Berglund
Sent: Saturday, August 15, 2020 5:58 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: # 20-0074Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear McKinney Planning and Zoning, Mayor Fuller, City Council, et al,

I STRONGLY OPPOSE the planned development and proposed zoning change, case # 20-0074Z, submitted by Sanjay Joshi and Steven Hokeyer, which is a resubmission of case # 20-0004Z that McKinney Planning & Zoning Commission voted against.

Thank you for attention to this matter.

Respectfully,
Amy Berglund
404 Dolomite Drive, McKinney TX 75072

contact-planning@mckinneytexas.org

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 3:03 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

From: Diane Bielenberg
Sent: Wednesday, October 7, 2020 2:02 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes. 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows. 3) parking is insufficient for a space of this size and would drive traffic into neighborhood 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities. 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking. 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc. 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to. 8) the center is not something the local residents can use regularly (if ever) 9) Covid regulations suggest that events of this size won't even be feasible for years to come. 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events. Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning. Thanks, Anita Bielenberg

5900 Moss Glen Court
McKinney, TX 75072

Sent from my iPad

Joseph Moss

From: Kathy Wright
Sent: Friday, October 9, 2020 5:54 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: Ed Birdsall
Sent: Friday, October 9, 2020 4:54 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to: 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes. 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows. 3) parking is insufficient for a space of this size and would drive traffic into neighborhood 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities. 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking. 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc. 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to. 8) the center is not something the local residents can use regularly (if ever) 9) Covid regulations suggest that events of this size won't even be feasible for years to come. 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events. Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning. Thanks,

Ed Birdsall

6321 Falcon Ridge Dr
Mckinney TX 75070

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 10:00 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: Proposed development

From: Deborah L Blakeney
Sent: Thursday, October 8, 2020 9:48 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Proposed development

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT BODY: I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to: 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes. 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows. 3) parking is insufficient for a space of this size and would drive traffic into neighborhood 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities. 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking. 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc. 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to. 8) the center is not something the local residents can use regularly (if ever) 9) Covid regulations suggest that events of this size won't even be feasible for years to come. 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events. Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning. Thanks,

Deborah OBlakeney and Geroge Hoppe
8300 Turtleback Ct. McKinney, TX 7507

Joseph Moss

From: Terri Ramey
Sent: Tuesday, August 18, 2020 2:44 PM
To: Joseph Moss
Subject: FW: Proposed Event Center at Virginia and Lake Forest

FYI -

-----Original Message-----

From: Steve
Sent: Tuesday, August 18, 2020 2:44 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Cc: Mayor <Mayor@mckinneytexas.org>
Subject: Proposed Event Center at Virginia and Lake Forest

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

> I don't think it is an appropriate location to have an event center in the middle of our residential neighborhoods. Therefore, I vote that the request be denied.

>

> Stephen Barotta

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 8:58 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: Richard Brady
Sent: Thursday, October 8, 2020 8:24 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

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Richard Brady
124 Horizon Ridge Dr.
McKinney, TX 75071

Joseph Moss

From: Kathy Wright
Sent: Friday, October 9, 2020 8:47 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: James Browne
Sent: Thursday, October 8, 2020 8:24 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

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Thanks,

James Browne
8507 Falconet Cir
McKinney TX 75072

Joseph Moss

From: James Browne
Sent: Thursday, October 8, 2020 8:24 PM
To: Contact-Planning
Subject: 20-0074Z: I OPPOSE THIS PROJECT - James Browne

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Thanks,

James Browne
8507 Falconet Cir
McKinney TX 75072

From: [Terri Ramey](#)
To: [Joseph \(Joe \) Moss \(jmoss@mckinneytexas.org\)](mailto:jmoss@mckinneytexas.org)
Cc: [Kathy Wright](#)
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT
Date: Monday, October 12, 2020 8:23:00 AM

FYI -

-----Original Message-----

From: Donna Brownfield ·
Sent: Saturday, October 10, 2020 7:54 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

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Thanks,

Donna Brownfield
5116 Feather Crest
McKinney

Joseph Moss

From: Erick Bruno
Sent: Tuesday, October 13, 2020 11:13 AM
To: Contact-Planning
Subject: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT - Erick Bruno

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

To Whom It May Concern

:

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

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Thanks,
Erick Bruno
5030 Bryn Mawr Dr
McKinney, TX 75072

--

R/S,
Erick Bruno

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 10:17 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: OPPOSITION to zoning change and development case 20-0074Z

FYI

From: Erika Scheibe Bryant
Sent: Wednesday, October 7, 2020 9:58 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: OPPOSITION to zoning change and development case 20-0074Z

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing to OPPOSE the zoning change for the 20-0004Z Mckinney Event Center proposed for the southwest corner of Lake Forest and Virginia.

1. I live in Mallard Lakes, just across the lake from this proposed area. I believe the lights and noise will be detrimental to my enjoyment of my property at 4105 Duclair Ct.
2. The increase in traffic and potential for impaired driving after events with alcohol will put my family at unnecessary risk.
3. This kind of structure does not fit well with the intended use of our community. According to the plat map, this area of mckinney is ultra-residential. Having loud events with light and noise pollution does not fit with that scheme.
4. With the vast amount of event centers in the area, I can't imagine we need another one. As a business coach, I understand sometimes ambitions of budding entrepreneurs can get the best of us. I would hate to see this building built and shuttered because they were unable to create the demand necessary to sustain this type of development.

We are unique by nature. This building and business does not fit within the plans of our amazing community and should find another, more prosperous and suitable, place to build.

Thank you
Erika Bryant

--
Erika Scheibe Bryant

Joseph Moss

From: Terri Ramey
Sent: Monday, August 17, 2020 11:48 AM
To: Joseph Moss
Subject: FW: Case number: 20-0074Z LETTER IN OPPOSITION

FYI –

From: Michael Cameron
Sent: Monday, August 17, 2020 11:48 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Cc: Mayor <Mayor@mckinneytexas.org>; District2 <District2@mckinneytexas.org>; District1 <District1@mckinneytexas.org>; District3 <District3@mckinneytexas.org>; District4 <District4@mckinneytexas.org>; Atlarge1 <Atlarge1@mckinneytexas.org>; Atlarge2 <Atlarge2@mckinneytexas.org>; Contact-City Council <Contact-CityCouncil@mckinneytexas.org>; Contact-Planning <Contact-Planning@mckinneytexas.org>; Jennifer Arnold <jarnold@mckinneytexas.org>; Joseph Moss <jmoss@mckinneytexas.org>; srca@crmmangement.com
Subject: Case number: 20-0074Z LETTER IN OPPOSITION

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear McKinney Planning and Zoning, Mayor Fuller, City Council, Stonebridge Ranch Board, et al,

I STRONGLY OPPOSE the planned development and proposed zoning change, case # 20-0074Z, submitted by Sanjay Joshi and Steven Homeyer, which is a resubmission of case # 20-0004Z that McKinney Planning & Zoning Commission voted against.

Mr. Sanjay Joshi, and site and land planner, Steven Homeyer, have resubmitted this nearly identical property rezoning request and plan to build a 45,000 sq. ft. mega event center in the center of residential zone on the southwest tract of land at Virginia Parkway and Lake Forest Drive:

The new case number: 20-0074Z https://drive.google.com/drive/folders/1BV5R5e5lhnE8luSGy8H75jt_nJWQz2G6
Original Case Number: 20-0004Z https://drive.google.com/drive/folders/16qmQ9FeAKFbu1tBrAeZSQky-vl_8cHE0

In spite of the surrounding community's overwhelming opposition to Mr. Joshi's original rezoning request and plans for all the reasons listed below, Mr. Joshi has resubmitted essentially the same plan that McKinney City and Planning Commission already recommended against specifically because of the proposed size of this event center and inevitable, ongoing disturbance of community peace due to outdoor amusement noise, music and celebratory activities. While this application is viewed by the City as a new application, in fact, YOU are the City and should recognize a ruse when you see it. While the community understands a developer's right to withdraw and resubmit development plans as many times as he wishes, it should be obvious to you that this resubmission is a transparent tactic to circumvent previous opposition records, avoid a City Council super-majority vote, and increase the chances of pushing these original plans through the City approval process.

The community organized two meetings with Mr. Joshi and his team to give Mr. Joshi the opportunity to address community concerns and propose practical solutions. Mr. Joshi used these meetings to attempt to sell his plans to the community but never actually offered tangible and acceptable solutions. The only "compromise" Mr. Joshi was willing to make was an "intention" to not have outdoor live bands, which is unenforceable in practical terms and would not

preclude him from piping indoor live-band and recorded music to the outdoor areas via speakers. Additionally, any new property owner would be able to reinterpret the outdoor amusement zoning allowance and decide to have live music outdoors. In fact, Mr. Joshi did NOT include this compromise in his resubmitted same plans, and did NOT include the promised “tie-down” clause. The upshot was that Mr. Joshi did NOT propose any realistic solutions to address the community’s serious concerns.

Original and Ongoing Community Concerns

- Size & location – 45,000 sq. ft, 5-story high, hosting 800+ visitors per event placed in the center of five residential neighborhoods. This triples the current size cap. P&Z took issue with this size and location because it is incompatible with the surrounding land uses and regulations.
- Land Use / Outdoor Amusement Constant disturbance of the peace – Celebrations of 800+ visitors with indoor/outdoor music in residential “quiet zone” days and evenings up to 11 p.m. (and likely later). P&Z took issue here, as well.
- Business Irrelevant to local consumers – An event center hosting 800+ people is useless and inappropriate to the surrounding community that nonetheless must endure whatever negative effects it will impose on this community. Non-compliant with our district strategy.
- Financial Risk / Unique, non-reusable structure – If business fails, community is left with an oversized, unused structure that serves no purpose for community. Also, Event venues rental fees are not taxable in McKinney, so MISD will suffer greatly from this development. Non-compliant with McKinney ONE.
- Property rezoned and flipped – Potential for other large and equally inappropriate structures and businesses to be created. Mr. Joshi also committed to re-submitting a tied-down layout, we have him recorded as saying so.
- Oversized parking lot – To accommodate 300+ vehicles (assumption being each vehicle will be a high-occupancy vehicle, plus sustained, invasive street-lamp pollution throughout the night).
- Overflow traffic and parking overflow – Potential for guests to park in surrounding neighborhoods. Google already shows typical slowdowns at Virginia and Lake Forest during the evenings of Friday and Saturday. Adding hundreds of cars at a peak time is non-compliant with the City’s Mobile strategy for that junction.
- Destruction of quality trees, natural beauty, open creek – A development appropriate to current zoning should require minimal destruction of quality trees and other natural beauty.

This maneuver to withdraw and resubmit the same plan technically nullifies all previous opposition collateral that had been gathered for the previous nearly identical plan. As a result, the community is compelled to generate more hardcopy signed letters, e-letters, and attend the next P&Z public hearing (again) and the subsequent City Council public hearings to reiterate all the same concerns. This procedural subterfuge only serves to infuriate the community, exposes this developer’s lack of concern for this community, and strengthens this community’s collective resolve to oppose this zoning change and prevent this event center from being built on this property.

It is this community’s expectation that the McKinney Planning and Zoning Commission and City Council will not turn a blind eye to the previous and upcoming overwhelming body of protest to this proposed event center in a residential area, and will make decisions that are in the best interest of their constituents and tax-paying homeowners.

Thank you for attention to this matter.
Respectfully,

Michael Cameron

2025 Savannah Drive
McKinney, Texas 75072

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 4:30 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: OPPOSED

From: Kim Canales
Sent: Thursday, October 8, 2020 4:13 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>; Scott Elliott <sellott@mckinneytexas.org>
Subject: 20-0074Z: OPPOSED

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I oppose the proposed re-zone for the development project on the corner of Virginia and Lake Forest. We have a MASSIVE, MASSIVE bond we need to pay back for that football stadium and conference center.

The stadium has a conference center that is not on top of residential property. Let's see first if that gets the promised commercial activity as COVID comes under control.

The size of this proposed development will dramatically increase traffic, congestion, and other undesirable effects of large crowds in a primarily residential area. We will expose an otherwise low crime area to increased crime due to traffic influx alone.

Adriatica has all sorts of facilities and is still not yet complete. How about developing more of that? What about restaurants in Downtown McKinney that have suffered under COVID and/or closed? What about developing those spaces? What about developing in an underserved area of McKinney, creating jobs and opportunities? I'm all for property rights and development and am for making a profit. But this development will harm the properties in its immediate area due to noise, traffic, and potential to increase crime.

Kim Canales
819 Parkwood Court
McKinney, TX 75072

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 1:54 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

fyi

-----Original Message-----

From: Kelly Cannon
Sent: Wednesday, October 7, 2020 1:48 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Good Afternoon-

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
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- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,
Chris and Kelly Cannon
Quail Creek Drive, McKinney Texas 75072
Quail Creek Village in Stonebridge Ranch

Thank You and Have a Blessed Day!
Sent from Kelly Cannon - iPhone

Joseph Moss

From: Terri Ramey
Sent: Tuesday, August 18, 2020 12:30 PM
To: Joseph Moss
Subject: FW: Important

FYI -

-----Original Message-----

From: Melissa Cardenas
Sent: Tuesday, August 18, 2020 12:29 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Cc: District2 <District2@mckinneytexas.org>; Mayor <Mayor@mckinneytexas.org>; District1 <District1@mckinneytexas.org>; District3 <District3@mckinneytexas.org>; Atlarge1 <Atlarge1@mckinneytexas.org>; Atlarge2 <Atlarge2@mckinneytexas.org>; Contact-City Council <Contact-CityCouncil@mckinneytexas.org>; Contact-Planning <Contact-Planning@mckinneytexas.org>; Jennifer Arnold <jarnold@mckinneytexas.org>; Jennifer Arnold <jarnold@mckinneytexas.org>; District4 <District4@mckinneytexas.org>
Subject: Important

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Joe Moss and City Planning Team,

I am absolutely OPPOSED to the Zoning Change proposal at Lake Forest and Virginia, Case 20-0074Z for the following reasons:

does not support the economic and financial growth of McKinney as readily as office and retail would (I myself cannot recall the last time I used, or even attended, an event facility of great proportion, and do not have a foreseeable need of this scale); an event center does not serve nor support the surrounding neighborhoods; exceeds building sizes established in the original Planned Development/Zoning and would be disproportionate to the surrounding areas; does not align with the purpose and psychographic of our "Established Community" district; would be very difficult, if not impossible, for "outdoor amusement" and event venues for 800 seated (which means up to 1500 reception style) to comply with city ordinances including but not limited to: Noise (proximity to residents), lighting (for outdoor/parking), landscaping (tree preservation), and even event permitting (safety, fireguard, traffic, parking, etc.).

NAME: Melissa Cardenas
ADDRESS: 701 Brookwater Drive

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 4:30 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

From: Robin Carrales
Sent: Thursday, October 8, 2020 4:27 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to: 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes. 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows. 3) parking is insufficient for a space of this size and would drive traffic into neighborhood 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities. 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking. 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc. 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to. 8) the center is not something the local residents can use regularly (if ever) 9) Covid regulations suggest that events of this size won't even be feasible for years to come. 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events. Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks, Robin Carrales

4309 Citabria Dr,
Mck 75072

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 4:46 PM
To: Joseph Moss
Subject: FW: Online Form Submittal: Citizen Comments

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, October 7, 2020 4:35 PM
To: Deana Smithee <dsmithee@mckinneydc.com>; Joanne Isom <jisom@mckinneydc.com>; Linda Jones <ljones2@mckinneycdc.org>; Terri Ramey <tramey@mckinneytexas.org>; Kathy Wright <kwright@mckinneytexas.org>; Akia Pichon <apichon@mckinneytexas.org>; City Secretary <CitySecretary@mckinneytexas.org>
Subject: Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 10/13/2020

My public comments are for an item ON the Agenda

Agenda Item # zoning change case #20-0074Z

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 oppose the proposed zoning change Case #20-0074Z. The lot in question is the south-west corner of Lake Forest Drive and Virginia Parkway (across the street from 7-11). This zoning change would impact multiple residential neighborhoods in a

negative way ie property value, noise, traffic. I would ask that you please refuse the zoning change request in defense of all the families and neighborhoods who bought property in the area expecting it to remain residential. The tract is zoned for small, daytime, indoor business and that's what it should remain.

First Name	Robin
Last Name	Carrales
Address 1	4309 Citabria Dr
Address 2	<i>Field not completed.</i>
City	McKinney
State	Texas
Zip	75072
Email Address	

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

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 12:35 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

fyi

From: Chris Carroll
Sent: Wednesday, October 7, 2020 11:40 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to, AGAIN show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. This neighborhood is flooded with small children including 3 of my own, I fully believe this development, if granted approval, will greatly disrupt the peacefulness and safety of our neighborhood.

Other Reasons including but not limited to.

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) There are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) The center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.
- 11) The planned venue would not be something that could easily be repurposed in the event that it fails.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

We can do better, we must do better. Please Please Please do not allow this to go through.

Thank you,

Chris and Megan Carroll 5133 Sandy Ct, McKinney Texas

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 4:28 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: Opposition to proposed rezoning of property at Virginia and Lake Forest

-----Original Message-----

From: Gloria Casteel
Sent: Thursday, October 8, 2020 3:39 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Opposition to proposed rezoning of property at Virginia and Lake Forest

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

BODY:

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
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Thanks,

Gloria Casteel
828 Parkwood Ct.
75072

Sent from my iPhone

Joseph Moss

From: Amber Chamblee
Sent: Tuesday, October 13, 2020 12:35 PM
To: Contact-Planning
Subject: 20-0074Z We oppose this project! - Amber and Trevor Chamblee

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

BODY:

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Thanks,
Amber and Trevor Chamblee
Brookveiw Sub Division

[Sent from Yahoo Mail on Android](#)

Joseph Moss

From: Kathy Wright
Sent: Friday, October 9, 2020 8:48 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: Kellie Chandler
Sent: Friday, October 9, 2020 5:56 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

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Thanks,
Kellie A. Chandler
3320 Woodglen Drive
McKinney, TX 75071

Sent from my iPhone



Kellie Chandler

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 3:02 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: Mary Belcher
Sent: Wednesday, October 7, 2020 2:13 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Hello,

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

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Thanks,

Mary Cheek
5317 Arrowhead Way, McKinney

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 1:48 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

From:
Sent: Wednesday, October 7, 2020 1:37 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

To whom it may concern:

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

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Thanks,
Catherine Clark, mckinney resident

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 9:11 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

From: Marsha Coburn
Sent: Thursday, October 8, 2020 9:09 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

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Thanks,
Marsha McKnight
5200 Stoney Trail
Mckinney, TX 75072

[Sent from Yahoo Mail for iPhone](#)

Joseph Moss

From: Terri Ramey
Sent: Monday, August 31, 2020 8:21 AM
To: Joseph Moss
Subject: FW: Proposed Event Center at Virginia and Lake Forest

FYI -

-----Original Message-----

From: Adrienne Colwill
Sent: Sunday, August 30, 2020 10:57 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Proposed Event Center at Virginia and Lake Forest

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'm a homeowner in The Enclave subdivision of Stonebridge Ranch.

To be clear, I am vehemently against the use of open space at the corner of Virginia and Lake Forest for the proposed new Event Center! We are a quiet neighborhood of 34 homes, a small cul de sac community and this Event Center will be anything BUT quiet, with its outdoor events and loud music. This proposed Event Center will Back directly up to 9 of the homes in my subdivision. The land on that corner was never zoned for such a venue. The traffic nightmares it will most definitely cause will put our children and neighbors in harms way due to the fact that this eye sore will be placed SMACK in the middle of a residential area!!

It would be extremely irresponsible to approve such a structure in this location, especially when there are literally MILES of open space, that is already commercially zoned for such a place all up and down Highway 380.

Please add our names to the LENGTHY list of petitioners that are opposed to this proposal.

Adrienne and David Colwill
5015 Enclave Court

Joseph Moss

From: Lynnette Conley
Sent: Wednesday, August 26, 2020 7:11 AM
To: Mayor; District2; District1; District3; District4; Atlarge1; Atlarge2; Contact-City Council; Contact-Planning; Jennifer Arnold; Joseph Moss
Cc: Lynnette Conley
Subject: Case # 20-0074Z - original case number 20-0004Z - Joshi Propoerty Development - oppose!

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear McKinney Planning and Zoning, Mayor Fuller, City Council, et al,

I **STRONGLY OPPOSE** the planned development and proposed zoning change, case # 20-0074Z, submitted by Sanjay Joshi and Steven Homeyer, which is a resubmission of case # 20-0004Z that McKinney Planning & Zoning Commission voted against.

Mr. Sanjay Joshi, and site and land planner, Steven Homeyer, have resubmitted this nearly identical property rezoning request and plan to build a 45,000 sq. ft. mega event center in the center of residential zone on the southwest tract of land at Virginia Parkway and Lake Forest Drive:

The new case number: **20-0074Z**

https://drive.google.com/drive/folders/1BV5R5e5lhnE8luSGy8H75jt_nJWQz2G6

Original Case Number: **20-0004Z**

https://drive.google.com/drive/folders/16qmQ9FeAKFbu1tBrAeZSQky-vl_8cHE0

In spite of the surrounding community's overwhelming opposition to Mr. Joshi's original rezoning request and plans for all the reasons listed below, Mr. Joshi has resubmitted essentially the same plan that **McKinney City and Planning Commission already recommended against specifically because of the proposed size of this event center and inevitable, ongoing disturbance of community peace due to outdoor amusement noise, music and celebratory activities**. While this application is viewed by the City as a new application, in fact, YOU *are* the City and should recognize a ruse when you see it. While the community understands a developer's right to withdraw and resubmit development plans as many times as he wishes, it should be obvious to you that this resubmission is a transparent tactic to circumvent previous opposition records, avoid a City Council super-majority vote, and increase the chances of pushing these original plans through the City approval process.

The community organized two meetings with Mr. Joshi and his team to give Mr. Joshi the opportunity to address community concerns and propose practical solutions. Mr. Joshi used these meetings to attempt to sell his plans to the community but never actually offered tangible and acceptable solutions. The only "compromise" Mr. Joshi was willing to make was an "intention" to not have outdoor live bands, which is unenforceable in practical terms and would not preclude him from piping indoor live-band and recorded music to the outdoor areas via speakers. Additionally, any new property owner would be able to reinterpret the outdoor amusement zoning allowance and decide to have live music outdoors. In fact, Mr. Joshi did NOT include this compromise in his resubmitted same plans, and did NOT include the promised "tie-down" clause. The upshot was that Mr. Joshi did NOT propose any realistic solutions to address the community's serious concerns.

Original and Ongoing Community Concerns

- **Size & location** – 45,000 sq. ft, 5-story high, hosting 800+ visitors per event placed in the center of five residential neighborhoods. This triples the current size cap. P&Z took issue with this size and location because it is incompatible with the surrounding land uses and regulations.

- **Land Use / Outdoor Amusement Constant disturbance of the peace** – Celebrations of 800+ visitors with indoor/outdoor music in residential “quiet zone” days and evenings up to 11 p.m. (and likely later). P&Z took issue here, as well.
- **Business Irrelevant to local consumers** – An event center hosting 800+ people is useless and inappropriate to the surrounding community that nonetheless must endure whatever negative effects it will impose on this community. Non-compliant with our district strategy.
- **Financial Risk / Unique, non-reusable structure** – If business fails, community is left with an oversized, unused structure that serves no purpose for community. Also, Event venues rental fees are not taxable in McKinney, so MISD will suffer greatly from this development. Non-compliant with McKinney ONE.
- **Property rezoned and flipped** – Potential for other large and equally inappropriate structures and businesses to be created. Mr. Joshi also committed to re-submitting a tied-down layout, we have him recorded as saying so.
- **Oversized parking lot** – To accommodate 300+ vehicles (assumption being each vehicle will be a high-occupancy vehicle, plus sustained, invasive street-lamp pollution throughout the night).
- **Overflow traffic and parking overflow** – Potential for guests to park in surrounding neighborhoods. Google already shows typical slowdowns at Virginia and Lake Forest during the evenings of Friday and Saturday. Adding hundreds of cars at a peak time is non-compliant with the City’s Mobile strategy for that junction.
- **Destruction of quality trees, natural beauty, open creek** – A development appropriate to current zoning should require minimal destruction of quality trees and other natural beauty.

This maneuver to withdraw and resubmit the same plan technically nullifies all previous opposition collateral that had been gathered for the previous nearly identical plan. As a result, the community is compelled to generate more hardcopy signed letters, e-letters, and attend the next P&Z public hearing (again) and the subsequent City Council public hearings to reiterate all the same concerns. This procedural subterfuge only serves to infuriate the community, exposes this developer’s lack of concern for this community, and strengthens this community’s collective resolve to oppose this zoning change and prevent this event center from being built on this property.

It is this community’s expectation that the McKinney Planning and Zoning Commission and City Council will not turn a blind eye to the previous and upcoming overwhelming body of protest to this proposed event center in a residential area, and will make decisions that are in the best interest of their constituents and tax-paying homeowners.

Thank you for attention to this matter.

Respectfully,

Lynnette Conley

7900 Trixie Trail Drive,

McKinney, TX 75070

Joseph Moss

From: Kathy Wright
Sent: Friday, October 9, 2020 11:29 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: Heather Choudhary
Sent: Friday, October 9, 2020 11:21 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes. 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows. 3) parking is insufficient for a space of this size and would drive traffic into neighborhood 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities. 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking. 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc. 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to. 8) the center is not something the local residents can use regularly (if ever) 9) Covid regulations suggest that events of this size won't even be feasible for years to come. 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events. Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,
Anil and Heather Choudhary
4401 Moonlight Drive
McKinney, TX 75071

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 3:01 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: OPPOSED TO case number: 20-0074Z (original case: 20-0004Z)

From: anita
Sent: Wednesday, October 7, 2020 2:27 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>; Joseph Moss <jmoss@mckinneytexas.org>; Jennifer Arnold <jarnold@mckinneytexas.org>; Mayor <Mayor@mckinneytexas.org>; District2 <District2@mckinneytexas.org>; District3 <District3@mckinneytexas.org>; District4 <District4@mckinneytexas.org>; District5@mckinneytexas.org; District6@mckinneytexas.org
Subject: OPPOSED TO case number: 20-0074Z (original case: 20-0004Z)

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

As an investor in residential real estate in the McKinney area (specifically within a half of a mile of the proposed MEGA center) I strongly oppose the rezoning proposal to accommodate the MEGA event center at the corner of Virginia Parkway and Lake Forest Drive.

Is it possible for Mr. Joshi to be re-directed to another available property that might be acceptable both by the residents in the community and by Mr. Joshi? At this juncture of the negotiations the residents will not be the ones using the facility, as this rezoning debacle has left us ALL with tainted opinions of what the Center will bring to this corner. We won't be referring friends or family to the use of this facility. What will the City of McKinney do if this facility fails to bring in the business (that the residents are **not** supporting)? What will the City of McKinney do if this Event center FAILS to bring in business to keep the doors open? Will we be required to consider changing zoning requirements again? Will it be left unoccupied/vacant? With the building at the front of the property and the parking lot at the back, it seems it would be ideal for kids to meet late at night and for other sorts of trouble to originate. Could it cause the homes backing up to this area to be broken in to????

The City Council and the appointed Planning & Zoning Commission are available for the residents that elected the council and the commission that was subsequently appointed. We lean heavily on these individuals to REPRESENT the residents. ***This isn't about winning the fight, it is about accommodating those that pay taxes, shop, attend school, work and choose McKinney as a place to live over any other area in DFW.***

I would strongly recommend voting against the proposed MEGA Event Center.

Thank you.

Anita Courville

Joseph Moss

From:
Sent: Wednesday, August 26, 2020 5:29 PM
To: Contact-Planning
Cc: Mayor; District2; District1; District3; District4; Atlarge1; Atlarge2; Contact-City Council; Contact-Planning; Jennifer Arnold; Joseph Moss; mmecham@levi.com; Scott Hays; alleehays@gmail.com
Subject: Mega Event Center opposition
Attachments: Cows on corner2.jpg; Cows on corner.jpg

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We are the owner of rental property on South Village Dr. We bought the home because of its investment potential and because the neighborhood was so quiet. We have excellent tenants who take good care of the home. Although the home will not be DIRECTLY affected by the Mega Center, it is in close proximity to the proposed building site for the MEGA event center. We are STILL strongly against the building of this facility because of its impact on the surrounding area.

I am a bit appalled that the property developer, Sanjay Joshi, would disrespect those that came forward previously to voice their opposition on this matter. I can assure you that our reasons still can be heard loud and clear. We do not want this facility there. This will not benefit the neighborhood, and it will cause additional traffic into the neighborhood. I assure you that noise and light pollution will be a problem even if promises are made. Time constraints for venues taking place will not keep people from taking their celebrating to the parking lot.

This venue will not directly effect our home because of its proximity to the event venue but the traffic will most definitely effect South Village Drive. This will make the street busier and less safe to walk on. Our tenants walk down South Village to Sandy Ct. with their 18 month old son (pictures attached) almost every day to visit the cows in the field. Walking the neighborhood down to the cul-de-sac at Sandy Ct. will become something they won't even do any more. While we won't stand in the way of progress, we did buy this home knowing that the corner was zoned for professional office buildings NOT a Mega Event Center. It seems there would be easier access somewhere on 380.

PLEASE deny the change in zoning for this corner. Nothing has changed, we still do not think this is a good addition for the City of McKinney.

Respectfully,

Anita and Adam Courville

Joseph Moss

From: Kathy Wright
Sent: Tuesday, October 27, 2020 4:01 PM
To: Joseph Moss
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: Heather Cramer
Sent: Tuesday, October 27, 2020 3:57 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am strongly opposed to the proposed rezoning for the corner of Virginia and Lake Forest. I cannot fathom how a venue meant to cater to such large crowds could be considered when it's feet away from a housing community. We are a quiet community with children who play in the streets. This is the exact reason my husband and I bought our house here. My child is one of the ones who plays in our neighborhood. He also has an early bedtime. I am absolutely opposed to a large venue that supports outdoor events being so close to any child's bedroom. I am also concerned about the traffic and parking. The parking seems quite insufficient for the prospective event sizes, and our streets are not designed to accommodate overflow parking. Also, why has no traffic study been conducted? Isn't that typical for venues of this size, especially when located so close to a large high school? As much as I like the cows, I'm not opposed to the land being developed. But it needs to be developed in the way for which it was intended. There are plenty of other undeveloped places in McKinney that are far more suited for a venue like this.

Thank you for your time,
Heather Cramer
5508 Crystal Ct. McKinney, TX 75072

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 3:59 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

From: Mandy Crockett
Sent: Wednesday, October 7, 2020 3:49 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

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- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,

Mandy Crockett
517 Winding Lane Mckinney, Tx

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 7:59 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

-----Original Message-----

From: Sharon Cromwell
Sent: Thursday, October 8, 2020 5:54 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

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Sincerely,

Sharon R.Cromwell
6612 Courtyards Dr.
McKinney, TX 75072

Joseph Moss

From: Kirk Cruden
Sent: Wednesday, August 19, 2020 10:38 AM
To: Mayor; District2; District1; District3; District4; Atlarge1; Atlarge2; Contact-City Council; Contact-Planning; Jennifer Arnold; Joseph Moss
Subject: Proposed event center opposition

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear McKinney Planning and Zoning, Mayor Fuller, City Council, et al,

I STRONGLY OPPOSE the planned development and proposed zoning change, case # 20-0074Z, submitted by Sanjay Joshi and Steven Homeyer, which is a resubmission of case # 20-0004Z that McKinney Planning & Zoning Commission voted against.

Mr. Sanjay Joshi, and site and land planner, Steven Homeyer, have resubmitted this nearly identical property rezoning request and plan to build a 45,000 sq. ft. mega event center in the center of residential zone on the southwest tract of land at Virginia Parkway and Lake Forest Drive:

The new case number: 20-0074Z https://drive.google.com/drive/folders/1BV5R5e5lhnE8IuSGy8H75jt_nJWQz2G6

Original Case Number: 20-0004Z

https://drive.google.com/drive/folders/16qmQ9FeAKFbu1tBrAeZSQky-vl_8cHE0

In spite of the surrounding community's overwhelming opposition to Mr. Joshi's original rezoning request and plans for all the reasons listed below, Mr. Joshi has resubmitted essentially the same plan that McKinney City and Planning Commission already recommended against specifically because of the proposed size of this event center and inevitable, ongoing disturbance of community peace due to outdoor amusement noise, music and celebratory activities. While this application is viewed by the City as a new application, in fact, YOU are the City and should recognize a ruse when you see it. While the community understands a developer's right to withdraw and resubmit development plans as many times as he wishes, it should be obvious to you that this resubmission is a transparent tactic to circumvent previous opposition records, avoid a City Council super-majority vote, and increase the chances of pushing these original plans through the City approval process.

The community organized two meetings with Mr. Joshi and his team to give Mr. Joshi the opportunity to address community concerns and propose practical solutions. Mr. Joshi used these meetings to attempt to sell his plans to the community but never actually offered tangible and acceptable solutions. The only "compromise" Mr. Joshi was willing to make was an "intention" to not have outdoor live bands, which is unenforceable in practical terms and would not preclude him from piping indoor live-band and recorded music to the outdoor areas via speakers. Additionally, any new property owner would be able to reinterpret the outdoor amusement zoning allowance and decide to have live music outdoors. In fact, Mr. Joshi did NOT include this compromise in his resubmitted same plans, and did NOT include the promised "tie-down" clause. The upshot was that Mr. Joshi did NOT propose any realistic solutions to address the community's serious concerns.

Original and Ongoing Community Concerns

Size & location – 45,000 sq. ft, 5-story high, hosting 800+ visitors per event placed in the center of five residential neighborhoods. This triples the current size cap. P&Z took issue with this size and location because it is incompatible with the surrounding land uses and regulations.

Land Use / Outdoor Amusement Constant disturbance of the peace – Celebrations of 800+ visitors with indoor/outdoor music in residential "quiet zone" days and evenings up to 11 p.m. (and likely later). P&Z took issue here, as well.

Business Irrelevant to local consumers – An event center hosting 800+ people is useless and inappropriate to the surrounding community that nonetheless must endure whatever negative effects it will impose on this community. Non-compliant with our district strategy.

Financial Risk / Unique, non-reusable structure – If business fails, community is left with an oversized, unused structure that serves no purpose for community. Also, Event venues rental fees are not taxable in McKinney, so MISD will suffer

greatly from this development. Non-compliant with McKinney ONE.

Property rezoned and flipped – Potential for other large and equally inappropriate structures and businesses to be created. Mr. Joshi also committed to re-submitting a tied-down layout, we have him recorded as saying so.

Oversized parking lot – To accommodate 300+ vehicles (assumption being each vehicle will be a high-occupancy vehicle, plus sustained, invasive street-lamp pollution throughout the night).

Overflow traffic and parking overflow – Potential for guests to park in surrounding neighborhoods. Google already shows typical slowdowns at Virginia and Lake Forest during the evenings of Friday and Saturday. Adding hundreds of cars at a peak time is non-compliant with the City's Mobile strategy for that junction.

Destruction of quality trees, natural beauty, open creek – A development appropriate to current zoning should require minimal destruction of quality trees and other natural beauty.

This maneuver to withdraw and resubmit the same plan technically nullifies all previous opposition collateral that had been gathered for the previous nearly identical plan. As a result, the community is compelled to generate more hardcopy signed letters, e-letters, and attend the next P&Z public hearing (again) and the subsequent City Council public hearings to reiterate all the same concerns. This procedural subterfuge only serves to infuriate the community, exposes this developer's lack of concern for this community, and strengthens this community's collective resolve to oppose this zoning change and prevent this event center from being built on this property.

It is this community's expectation that the McKinney Planning and Zoning Commission and City Council will not turn a blind eye to the previous and upcoming overwhelming body of protest to this proposed event center in a residential area, and will make decisions that are in the best interest of their constituents and tax-paying homeowners.

Thank you for attention to this matter.

Respectfully,

Kirk Cruden

5200 Stone Brooke Crossing

McKinney, TX 75072

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 7:59 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

-----Original Message-----

From: F. M. Cullinan
Sent: Wednesday, October 7, 2020 10:24 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

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Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,
Mary Cullinan
2114 Rock Wood Lane
McKinney, TX 75072

Sent from my iPhone

Joseph Moss

From: Adam Daley
Sent: Friday, August 28, 2020 11:40 AM
To: District3; Contact-Planning; Mayor; Contact-City Council; Jennifer Arnold; Joseph Moss; Atlarge2; District1; District4; Atlarge1; District2
Subject: Rezoning case 2020-0074 Event Center

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To all,

I originally wrote a note expressing my opposition to the zoning change for the event center at Lake Forest and Virginia ("ZONE2020-0074 - McKinney Event Center") and thought this request had been dropped, but the developers have brought it back. The insignificant changes proposed to the request that was originally denied by the commission and withdrawn are entirely unacceptable and change nothing of substance.

I live in the Quail Creek subdivision southwest of Lake Forest and Virginia. I and several of my neighbors and those in the nearby subdivisions (Stone Brooke Crossing, Villages of Lake Forest) do not want to see this. A petition gathering a large share of surrounding homeowners was submitted in opposition. It's out of place for the surrounding communities, and it would, if successful, contribute substantially to increased noise and traffic congestion. The proposed drawing shows a large, tall building out of character for the surrounding communities. This will certainly have a negative effect on property values.

There is no need for this development as several event center options already exist in close proximity with superior amenities, and far better options are available on which to build. Adding it in the middle of an almost purely residential development makes no sense whatsoever.

I cannot envision such a proposal being successful economically, especially at this location, and I urge you to please vote against this proposal.

Thank you for your consideration.

Best,
Adam Daley

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 1:05 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

-----Original Message-----

From: Greg Davis
Sent: Wednesday, October 7, 2020 12:44 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

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Thanks,
Greg Davis
5404 Pebble Ct
McKinney, TX

Joseph Moss

From: Kathy Wright
Sent: Friday, October 9, 2020 12:20 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: SUBJECT: 20-0074Z

From: Kirk Davis
Sent: Friday, October 9, 2020 11:45 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: SUBJECT: 20-0074Z

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

SUBJECT: 20-0074Z:

I OPPOSE THIS PROJECT:

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Thanks,

Kirk Davis
1000 Park Meadow Ln
McKinney, TX 75071

Joseph Moss

From: Terri Ramey
Sent: Monday, August 17, 2020 8:10 AM
To: Joseph Moss
Subject: FW: Case #20-0074Z

FYI –

From: Greg Davis
Sent: Saturday, August 15, 2020 5:46 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Case #20-0074Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear McKinney Planning and Zoning, Mayor Fuller, City Council, et al,

I STRONGLY OPPOSE the planned development and proposed zoning change, case # 20-0074Z, submitted by Sanjay Joshi and Steven Homeyer, which is a resubmission of case # [20-0004Z](#) that McKinney Planning & Zoning Commission voted against.

Thank you for attention to this matter.

Respectfully,
Gregory Chris Davis
[5404 Pebble Court](#)
[McKinney, TX 75072](#)

Greg Davis

Greg Davis

Joseph Moss

From: Tricia Dears
Sent: Wednesday, September 2, 2020 1:14 AM
To: Contact-Planning
Cc: Mayor; District2; District1; District3; District4; Atlarge1; Atlarge2; Contact-City Council; Contact-Planning; Jennifer Arnold; Joseph Moss
Subject: Case 20-0074Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am absolutely OPPOSED to the Zoning Change proposal at Lake Forest and Virginia, Case 20-0074Z. This is a quiet neighborhood, and the erection of a raucous event center generating traffic, noise and alcohol abuse is unwelcome. It is also in close proximity to a school and a day care center. Traffic on Lake Forest has already increased due to development north of Virginia. I am opposed to anything that increases traffic on Lake Forest.

Patricia Dears
801 Parkwood Court
McKinney, Tx 75072

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 4:45 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I oppose this project

-----Original Message-----

From: Sue Ann DeBower
Sent: Wednesday, October 7, 2020 4:40 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I oppose this project

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

BODY:

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Thanks,
Susan and Larry DeBower
408 Windwood Court
McKinney 75071

Sent from my iPhone

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 8:52 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: case number 20-0074Z

fyi

From: Danielle DeCoudreaux
Sent: Wednesday, October 7, 2020 8:24 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: case number 20-0074Z

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Good morning,

I'd just like to express my opposition to the rezoning and actually the whole planned commercial use of the property on the corner of Lake Forest and Virginia case number 20-0074Z.

This corner property encompasses a large residential area and an event center is not something that is needed nor wanted in this area. The planned venue is too large, will not benefit residents, it opens up traffic dangers for our children, will create noise and traffic problems for residents, and could devalue my property.

I purchased my home in this community, in this city, because McKinney seemed to be an area that valued it's residents. I purchased my home in the Stone Brooke Crossing community because of the family structure that I saw from residents. People enjoy their neighbors, you see people standing out talking with each other and children playing with each other and that is the value of community.

I work in public safety and I look forward to coming home to the quiet of my neighborhood and not having to deal with congestion due to traffic. This property should remain zoned for commercial office use but should be something that will benefit the residents and not be a nuisance. The noise level of an event venue would be such a disruption to the residents. With the size of the event center it would cause traffic congestion, noise, pollution. You risk residence being subjected to intoxicated people wandering in the neighborhoods and driving in the neighborhoods. The high school that is down the street has many events that end in the evening where we have young people either walking or driving into the surrounding communities, this event center poses a danger to them.

Event centers are most beneficial located off main roadways such as Hwy 75, 121, and 380 which make it easily accessible to visitors to our city, not a residential community. Event centers are typically located close to hotels and shopping which make it convenient for patrons, we don't have hotels close to this planned structure and don't want one.

Please listen to the community and not rezone this land and allow this disruption to our community.

Thank you

Danielle DeCoudreaux

5309 Stone Brooke Xing

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 3:01 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

-----Original Message-----

From:Carolynn Dolan
Sent: Wednesday, October 7, 2020 2:24 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

To whom it may concern:

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest.

Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8)the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,

Carolynn Dolan
4701 Canvasback Blvd
Mckinney Texas 75072

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 3:30 PM
To: Joseph Moss
Cc: Contact
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: Janel Duvall
Sent: Thursday, October 8, 2020 3:27 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

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Thanks,
Janel Duvall
14185 Red Wood Cir S
McKinney, TX. 75071

Sent from my iPhone

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 12:36 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: My total opposition to proposed development

Last one for now fyi

From: Keith Dyer
Sent: Wednesday, October 7, 2020 11:17 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: My total opposition to proposed development

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

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Thanks,
Keith Dyer
5309 Arrowhead Way, Mckinney 75072

I predict future happiness for Americans if they can prevent the government from wasting the labors of the people under the pretense of helping them - Thomas Jefferson

Joseph Moss

From: Kathy Wright
Sent: Friday, October 9, 2020 8:47 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: I OPPOSE THIS PROJECT BODY

-----Original Message-----

From: chris eklund
Sent: Thursday, October 8, 2020 7:38 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: I OPPOSE THIS PROJECT BODY

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

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Thanks,
Christian Eklund
5212 Forest Lawn Drive
Mckinney, TX 75071

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 10:00 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z I oppose this project

From: Mike Eiseman
Sent: Thursday, October 8, 2020 9:32 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z I oppose this project

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

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Mike Eiseman

Joseph Moss

From: DANELLE ERICSON
Sent: Monday, August 17, 2020 10:09 PM
To: Contact-Planning
Cc: District2; District1; District3; District4; Atlarge1; Atlarge2; Contact-City Council; Jennifer Arnold; Joseph Moss; Mayor
Subject: Case number 20-0074Z proposed zoning change opposition - resubmission of previous case 20-0004Z that was voted against

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

August 17, 2020

Dear McKinney Planning and Zoning, Mayor Fuller, City Council, et al,

I **STRONGLY OPPOSE** the planned development and proposed zoning change, case # 20-0074Z, submitted by Sanjay Joshi and Steven Homeyer, which is a resubmission of case # 20-0004Z that McKinney Planning & Zoning Commission voted against.

Mr. Sanjay Joshi, and site and land planner, Steven Homeyer, have resubmitted this nearly identical property rezoning request and plan to build a 45,000 sq. ft. mega event center in the center of residential zone on the southwest tract of land at Virginia Parkway and Lake Forest Drive:

The new case number: **20-0074Z**

https://drive.google.com/drive/folders/1BV5R5e5lhnE8IuSGy8H75jt_nJWQz2G6

Original Case Number: **20-0004Z**

https://drive.google.com/drive/folders/16qmQ9FeAKFbu1tBrAeZSQky-vl_8cHE0

In spite of the surrounding community's overwhelming opposition to Mr. Joshi's original rezoning request and plans for all the reasons listed below, Mr. Joshi has resubmitted essentially the same plan that **McKinney City and Planning Commission already recommended against specifically because of the proposed size of this event center and inevitable, ongoing disturbance of community peace due to outdoor amusement noise, music and celebratory activities**. While this application is viewed by the City as a new application, in fact, YOU *are* the City and should recognize a ruse when you see it. While the community understands a developer's right to withdraw and resubmit development plans as many times as he wishes, it should be obvious to you that this resubmission is a transparent tactic to circumvent previous opposition records,

avoid a City Council super-majority vote, and increase the chances of pushing these original plans through the City approval process.

The community organized two meetings with Mr. Joshi and his team to give Mr. Joshi the opportunity to address community concerns and propose practical solutions. Mr. Joshi used these meetings to attempt to sell his plans to the community but never actually offered tangible and acceptable solutions. The only "compromise" Mr. Joshi was willing to make was an "intention" to not have outdoor live bands, which is unenforceable in practical terms and would not preclude him from piping indoor live-band and recorded music to the outdoor areas via speakers. Additionally, any new property owner would be able to reinterpret the outdoor amusement zoning allowance and decide to have live music outdoors. In fact, Mr. Joshi did NOT include this compromise in his resubmitted same plans, and did NOT include the promised "tie-down" clause. The upshot was that Mr. Joshi did NOT propose any realistic solutions to address the community's serious concerns.

Original and Ongoing Community Concerns

- **Size & location** – 45,000 sq. ft, 5-story high, hosting 800+ visitors per event placed in the center of five residential neighborhoods. This triples the current size cap. P&Z took issue with this size and location because it is incompatible with the surrounding land uses and regulations.
- **Land Use / Outdoor Amusement Constant disturbance of the peace** – Celebrations of 800+ visitors with indoor/outdoor music in residential "quiet zone" days and evenings up to 11 p.m. (and likely later). P&Z took issue here, as well.
- **Business Irrelevant to local consumers** – An event center hosting 800+ people is useless and inappropriate to the surrounding community that nonetheless must endure whatever negative effects it will impose on this community. Non-compliant with our district strategy.
- **Financial Risk / Unique, non-reusable structure** – If business fails, community is left with an oversized, unused structure that serves no purpose for community. Also, Event venues rental fees are not taxable in McKinney, so MISD will suffer greatly from this development. Non-compliant with McKinney ONE.
- **Property rezoned and flipped** – Potential for other large and equally inappropriate structures and businesses to be created. Mr. Joshi also committed to re-submitting a tied-down layout, we have him recorded as saying so.
- **Oversized parking lot** – To accommodate 300+ vehicles (assumption being each vehicle will be a high-occupancy vehicle, plus sustained, invasive street-lamp pollution throughout the night).
- **Overflow traffic and parking overflow** – Potential for guests to park in surrounding neighborhoods. Google already shows typical slowdowns at Virginia and

Lake Forest during the evenings of Friday and Saturday. Adding hundreds of cars at a peak time is non-compliant with the City's Mobile strategy for that junction.

- **Destruction of quality trees, natural beauty, open creek** – A development appropriate to current zoning should require minimal destruction of quality trees and other natural beauty.

This maneuver to withdraw and resubmit the same plan technically nullifies all previous opposition collateral that had been gathered for the previous nearly identical plan. As a result, the community is compelled to generate more hardcopy signed letters, e-letters, and attend the next P&Z public hearing (again) and the subsequent City Council public hearings to reiterate all the same concerns. This procedural subterfuge only serves to infuriate the community, exposes this developer's lack of concern for this community, and strengthens this community's collective resolve to oppose this zoning change and prevent this event center from being built on this property.

It is this community's expectation that the McKinney Planning and Zoning Commission and City Council will not turn a blind eye to the previous and upcoming overwhelming body of protest to this proposed event center in a residential area, and will make decisions that are in the best interest of their constituents and tax-paying homeowners.

Thank you for attention to this matter.

Respectfully,

Danelle Ericson

413 James Herndon Trl

McKinney, TX 75071

Joseph Moss

From: Terry Everheart < > on behalf of Terry Everheart
Sent: Wednesday, October 14, 2020 7:49 PM
To: Contact-Planning
Subject: 20-0074Z: I OPPOSE THIS PROJECT - Edward Everheart

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

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- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,
Edward Everheart
5009 Grampian Way
Mckinney, Tx 75071

Sent from my iPad

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 3:02 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: UPDATE - ACTION REQUIRED!! Cow pasture @ Lake Forest and Virginia

From: Ragan Ewing
Sent: Wednesday, October 7, 2020 2:24 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: UPDATE - ACTION REQUIRED!! Cow pasture @ Lake Forest and Virginia

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

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Thanks,
Jessica Ewing
301 S Village Dr

Joseph Moss

From: Edith Fife
Sent: Wednesday, October 7, 2020 12:11 PM
To: Joseph Moss; Jennifer Arnold
Subject: Case number 20-0074Z _ Planned Rezoning and Event Center Development Lake Forest @ Virginia

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

As a resident of Mallard Lakes in McKinney, we are vehemently opposed to the rezoning and construction of an event center at this location, for these reasons:

- * The property in question is surrounded by four (4) very large residential areas.
 - * The **noise** (outside entertainment, bands) and **light pollution** generated by such a facility will ruin the quality of life for the residents of these neighborhoods.
 - * There is also the concern for **increased traffic** that these residential areas are not designed to handle.
 - * The proximity to Boyd High School is another concern as school is dismissed and students are walking and driving in this vicinity while patrons of the event center indulge in alcoholic beverages. **Safety issues.**
 - * These conditions lower the property values of the surrounding residential areas.
 - * **McKinney is large and has much undeveloped land. Why can't the developer(s) choose a location that is not surrounded by residential neighborhoods??**
 - * This is the **WRONG LOCATION** for such a facility! Ask yourselves this: would you want this built in your neighborhood? If so, perhaps you'd like to buy my home.
 - * McKinney's motto is "**Unique by Nature**" yet the developer, **P&Z Commission, and City Council** seem to **disregard this** and seem bent on **destroying what little nature we have left.**
 - * **Why is P&Z Commission and City Council not listening to the concerned citizens????**
 - * Keep in mind that elections are upcoming for some of you and if not this year, in upcoming years. If you destroy our neighborhoods with this unwanted development, we voter will not forget.
- A large entertainment venue that serves alcohol to gatherings of 700-800 people and produces outdoor disturbances (party noise) every evening is not appropriate in the center of an established, large, quiet, residential community.
 - Most homeowners surrounding this venue will NEVER use it, so it serves little or no commercial value to resident taxpaying consumers who have to live beside it.
 - An unsightly, oversized parking lot and its consequential all-night light pollution will be an unending disturbance for every household around the perimeter of this property and will surely bring property value down for many homes.
 - We all purchased our homes on the promise that this property would remain zoned for smaller, office business that closes in the evening that would be used by the surrounding community and is more suitable for a residential community. **The fact that the City continues to entertain this proposed zoning change and entertainment venue smack dab in the middle of an established residential area and in spite of overwhelming opposition from the community is offensive and should be examined..**

Two very concerned McKinney residents,

Edith M and Hollice L Fife, Jr
310 Pintail Drive
McKinney 75072

Joseph Moss

From: Cynthia Fitzgerald
Sent: Tuesday, August 18, 2020 5:40 PM
To: Contact-Planning; Mayor
Cc: District2; District1; District3; District4; Atlarge1; Atlarge2; Contact-City Council; Jennifer Arnold; Joseph Moss
Subject: ZONING CHANGE LAKE FOREST AND VIRGINIA 20-0074Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Joe Moss and City Planning Team,

I am absolutely OPPOSED to the Zoning Change proposal at Lake Forest and Virginia, Case 20-0074Z for the following reasons:

does not support the economic and financial growth of McKinney as readily as office and retail would (I myself cannot recall the last time I used, or even attended, an event facility of great proportion, and do not have a foreseeable need of this scale);

an event center does not serve nor support the surrounding neighborhoods;

exceeds building sizes established in the original Planned Development/Zoning and would be disproportionate to the surrounding areas;

does not align with the purpose and psychographic of our "Established Community" district;

would be very difficult, if not impossible, for "outdoor amusement" and event venues for 800 seated (which means up to 1500 reception style) to comply with city ordinances including but not limited to: Noise (proximity to residents), lighting (for outdoor/parking), landscaping (tree preservation), and even event permitting (safety, fireguard, traffic, parking, etc.).

NAME: CYNTHIA FITZGERALD

ADDRESS: 4816 GOLDENEYES LANE MCKINNEY 75072

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 4:32 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: Pixilated Past
Sent: Wednesday, October 7, 2020 4:25 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Hello and Good afternoon,

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

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Thanks,

Robert Fowler

931 Hills Creek Dr. McKinney Texas 75072.

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 9:21 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: KJ Franks
Sent: Thursday, October 8, 2020 9:20 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

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Thank you.

Kaye & Steve Franks
Stonebridge Ranch
McKinney TX

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 8:58 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: Sandra Fronhofer
Sent: Thursday, October 8, 2020 8:39 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

To whom it may concern,

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to: 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes. 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows. 3) parking is insufficient for a space of this size and would drive traffic into neighborhood 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities. 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking. 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc. 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to. 8) the center is not something the local residents can use regularly (if ever) 9) Covid regulations suggest that events of this size won't even be feasible for years to come. 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events. Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks, Sandra Fronhofer
2405 Reading Dr.
McKinney TX 75071

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 4:37 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: Gay Fry
Sent: Wednesday, October 7, 2020 4:36 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

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Gay M Fry
1202 Lake Point Circle
Mckinney TX 75072

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 7:58 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: Suzanne Fuller ·
Sent: Wednesday, October 7, 2020 6:06 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
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- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
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- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,

Suzanne Fuller
5309 Hawks Nest
McKinney, TX 75072

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 3:38 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: Dona de Garcia
Sent: Wednesday, October 7, 2020 3:13 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Dear Members of the Planning and Zoning Commission,

The pasture and land on the corner of Virginia and Lake Forest is a wonderful oasis in the middle of our 'unique by nature' city. Along with the cows grazing, I've stopped to watch hawks riding the wind drafts overhead and owls at twilight. That is nature at its best to me!

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to: 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes. 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows. 3) parking is insufficient for a space of this size and would drive traffic into neighborhood 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities. 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking. 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc. 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to. 8) the center is not something the local residents can use regularly (if ever) 9) Covid regulations suggest that events of this size won't even be feasible for years to come. 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events. Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thank You,

Dona de Garcia
809 Autumn Ridge Drive
McKinney, Tx. 75072

From: [Terri Ramey](#)
To: [Joseph \(Joe \) Moss \(jmoss@mckinneytexas.org\)](mailto:jmoss@mckinneytexas.org)
Cc: [Kathy Wright](#)
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT
Date: Monday, October 12, 2020 8:24:00 AM

FYI –

From: AMY GAGAIRN
Sent: Saturday, October 10, 2020 12:21 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to: 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes. 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows. 3) parking is insufficient for a space of this size and would drive traffic into neighborhood 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities. 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking. 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc. 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to. 8) the center is not something the local residents can use regularly (if ever) 9) Covid regulations suggest that events of this size won't even be feasible for years to come. 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events. Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning. Thanks,
Amy Gagarin
6401 lasalle lane
Mckinney 75072

Sent from my iPhone

Joseph Moss

From: Kathy Garland
Sent: Monday, August 24, 2020 12:03 PM
To: Contact-Planning
Cc: Mayor; District2; District1; District3; District4; Atlarge1; Atlarge2; Contact-City Council; Jennifer Arnold; Joseph Moss
Subject: Opposition to the development at Lake Forest and Virginia Parkway

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please deny rezoning for the event center at Virginia and Lake Forest. As a resident of Stonebridge Ranch and only a few blocks from the proposed event center, I cannot even imagine what benefit an event center would have, nor do I want to think of the increased traffic, both consumer and commercial, that will result.

An event center is not a good plan for this space for the residents. There are so many other spaces in McKinney. Why put this development in a residential neighborhood? Just because a developer wants to put it there to enrich the city's coffers? Seriously, wouldn't retail bring in more revenue and tax base?

I am opposed to the Zoning Change proposal at Lake Forest and Virginia Case 20-0004Z for the following reasons:

1. We already have dangerous, racing traffic up and down Lake Forest, and an event venue, in my mind, would make it far worse. Event centers bring crowds of people, alcohol, cars, taxis, Uber drivers, and trucks to deliver supplies and equipment needed for events. That doesn't address the mess construction would cause. An event center won't serve or support the surrounding neighborhoods.
2. When Boyd is in session, the traffic increases along Lake Forest. The kids often speed, causing an increased safety risk. Noise from the school reaches us, which is farther from us than the proposed event center.
3. The noise of a busy event center during construction and while events happen will affect the well-being of the residents. The lights as well will be an irritant to adjacent neighborhoods. We live here based on the vision of Stonebridge Ranch as a community, not with commercial entertainment venues in our backyards.
4. An event center in our neighborhood does nothing to build the brand of *Unique by Nature*, rather it has the potential to detract from the reputation of McKinney (at least this area) as a residential community.
5. I cannot overstate potential problems with traffic. We live in an increasingly crowded area. We have already seen an increase in accidents from people turning on to Lake Forest from our neighborhood. Cars fly at 50+mph north on Lake Forest, and based on the curve in the road, it's difficult to see cars speeding toward our entrance.
6. For larger events, I can see a scenario where cars park on our residential streets as overflow, causing inconvenience to residents at the least, and a potential increase in crime, drunk driving incidents, and lowered property values at the worst.

Please deny this request for re-zoning so we can keep McKinney '*Unique by Nature*.'

Retail development of the property that the residents will use is a much better option. Particularly, if the vegetation, walkways, and pond stay part of the development. That, in my mind, enhances McKinney's brand.

Sincerely,

Kathy Garland
4901 Fairway Hill Lane
Pecan Crossing/Stonebridge Ranch

Joseph Moss

From: M G <
Sent: Monday, October 19, 2020 3:08 AM
To: Contact-Planning
Subject: I OPPOSE THIS PROJECT BODY - Morgan Garrett

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

To whom it may concern:

I am writing this letter to show my strong opposition to the proposed re-zone for the development project on the corner of Virginia & Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
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- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for YEARS to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,

Morgan Garrett
3504 Rottino Drive
McKinney, TX 75070

From: [Terri Ramey](#)
To: [Joseph \(Joe \) Moss \(jmoss@mckinneytexas.org\)](mailto:jmoss@mckinneytexas.org)
Cc: [Kathy Wright](#)
Subject: FW: Proposed Zoning Change on Corner of Lake Forest Dr. & Virginia Pkwy.
Date: Monday, October 12, 2020 8:26:00 AM

FYI –

From: John Gebhart
Sent: Sunday, October 11, 2020 11:22 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Cc: district3@mckinneytx.org
Subject: Proposed Zoning Change on Corner of Lake Forest Dr. & Virginia Pkwy.

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

To: Planning Commission

Here we go again - another attempt to destroy a lovely community of McKinney with an 800 seat event center. It should be very clear to the Planning Commission that there are other areas in our city that would be more suitable for an event center. Ones that would have ample space for parking, overnight lodgings, etc.

So.....we are again 100% against this proposed facility (event center) at this location. And, if it comes up again for consideration, we will still be 100% against the proposal.

As we said before: Please don't let this happen!

Catherine & John Gebhart
921 Golden Bear Ln.
McKinney, TX 75072

Joseph Moss

From: Kathy Wright
Sent: Friday, October 9, 2020 8:48 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

-----Original Message-----

From: Robertt Gilani
Sent: Friday, October 9, 2020 12:02 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

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- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,
Robertt Gilani
8613 Grand Haven Lane
McKinney Texas

Joseph Moss

From: Suzy Givens
Sent: Thursday, October 15, 2020 3:37 PM
To: Contact-Planning
Subject: 20-0074Z: I OPPOSE THIS PROJECT - Suzy Givens

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Hi. I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

1. Event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
2. The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
3. Parking is insufficient for a space of this size and would drive traffic into neighborhood
4. Overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
5. Alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
6. There are no surrounding businesses to support a center like this: hotels, restaurants, etc.
7. The noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
8. The center is not something the local residents can use regularly (if ever)
9. Covid regulations suggest that events of this size won't even be feasible for years to come.
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Thank you for your time,
Suzy Givens
215 Pintail Dr.
McKinney, TX 75072

Joseph Moss

From: Brian Goodenough
Sent: Tuesday, August 18, 2020 5:26 PM
To: Contact-Planning
Cc: Mayor; District2; District1; District3; District4; Atlarge1; Atlarge2; Contact-City Council; Jennifer Arnold; Joseph Moss
Subject: Proposed Event Center, Case# 20-0074Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Joe Moss and City Planning Team,

We are absolutely OPPOSED to the Zoning Change proposal at Lake Forest and Virginia, Case 20-0074Z for the following reasons:

1. Does not support the economic and financial growth of McKinney as readily as office and retail.
2. An event center does not serve nor support the surrounding neighborhoods
3. Exceeds building sizes established in the original Planned Development/Zoning and would be disproportionate to the surrounding areas
4. Does not align with the purpose and psychographic of our "Established Community" district
5. Would be very difficult, if not impossible, for "outdoor amusement" and event venues for 800 seated to comply with city ordinances including but not limited to:
 - Noise (proximity to residents)
 - Lighting (for outdoor/parking)
 - Landscaping (tree preservation)
 - Event permitting (safety, fireguard, traffic, parking)

Sincerely,

Brian, Kristin, Zackary, Alex and Mckenzie Goodenough
206 Gadwall Court, Mckinney, TX 75072

Joseph Moss

From: Terri Ramey
Sent: Monday, August 17, 2020 8:21 AM
To: Joseph Moss
Subject: FW: New Case Number 20-0074Z; Previous Case Number 20-0004Z

FYI –

From: Joyce Gorman
Sent: Friday, August 14, 2020 8:05 PM
To: Mayor <Mayor@mckinneytexas.org>; District2 <District2@mckinneytexas.org>; District1 <District1@mckinneytexas.org>; District3 <District3@mckinneytexas.org>; District4 <District4@mckinneytexas.org>; Atlarge1 <Atlarge1@mckinneytexas.org>; Atlarge2 <Atlarge2@mckinneytexas.org>; Contact-City Council <Contact-CityCouncil@mckinneytexas.org>; Contact-Planning <Contact-Planning@mckinneytexas.org>; Jennifer Arnold <jarnold@mckinneytexas.org>; Joseph Moss <jmoss@mckinneytexas.org>
Cc:
Subject: New Case Number 20-0074Z; Previous Case Number 20-0004Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear McKinney Planning and Zoning, Mayor Fuller, City Council, et al,

I **STRONGLY OPPOSE** the planned development and proposed zoning change, case # 20-0074Z, submitted by Sanjay Joshi and Steven Homeyer, which is a resubmission of case # 20-0004Z that McKinney Planning & Zoning Commission voted against.

Mr. Sanjay Joshi, and site and land planner, Steven Homeyer, have resubmitted this nearly identical property rezoning request and plan to build a 45,000 sq. ft. mega event center in the center of residential zone on the southwest tract of land at Virginia Parkway and Lake Forest Drive:

The new case number: **20-0074Z** https://drive.google.com/drive/folders/1BV5R5e5lhnE8luSGy8H75jt_nJWQz2G6

Original Case Number: **20-0004Z**
https://drive.google.com/drive/folders/16qmQ9FeAKFbu1tBrAeZSQky-vl_8cHE0

In spite of the surrounding community's overwhelming opposition to Mr. Joshi's original rezoning request and plans for all the reasons listed below, Mr. Joshi has resubmitted essentially the same plan that **McKinney City and Planning Commission already recommended against specifically because of the proposed size of this event center and inevitable, ongoing disturbance of community peace due to outdoor amusement noise, music and celebratory activities**. While this application is viewed by the City as a new application, in fact, YOU *are* the City and should recognize a ruse when you see it. While the community understands a developer's right to withdraw and resubmit development plans as many times as he wishes, it should be obvious to you that this resubmission is a transparent tactic to circumvent previous opposition records, avoid a City Council super-majority vote, and increase the chances of pushing these original plans through the City approval process.

The community organized two meetings with Mr. Joshi and his team to give Mr. Joshi the opportunity to address community concerns and propose practical solutions. Mr. Joshi used these meetings to attempt to sell his plans to the community but never actually offered tangible and acceptable solutions. The only "compromise" Mr. Joshi was willing to make was an "intention" to not have outdoor live bands, which is unenforceable in practical terms and would not preclude him from piping indoor live-band and recorded music to the outdoor areas via speakers. Additionally, any new property owner would be able to reinterpret the outdoor amusement zoning allowance and decide to have live music outdoors. In fact, Mr. Joshi did NOT include this compromise in his resubmitted same plans, and did NOT include the promised "tie-down" clause. The upshot was that Mr. Joshi did NOT propose any realistic solutions to address the community's serious concerns.

Original and Ongoing Community Concerns

- **Size & location** – 45,000 sq. ft, 5-story high, hosting 800+ visitors per event placed in the center of five residential neighborhoods. This triples the current size cap. P&Z took issue with this size and location because it is incompatible with the surrounding land uses and regulations.
- **Land Use / Outdoor Amusement Constant disturbance of the peace** – Celebrations of 800+ visitors with indoor/outdoor music in residential "quiet zone" days and evenings up to 11 p.m. (and likely later). P&Z took issue here, as well.
- **Business Irrelevant to local consumers** – An event center hosting 800+ people is useless and inappropriate to the surrounding community that nonetheless must endure whatever negative effects it will impose on this community. Non-compliant with our district strategy.

- **Financial Risk / Unique, non-reusable structure** – If business fails, community is left with an oversized, unused structure that serves no purpose for community. Also, Event venues rental fees are not taxable in McKinney, so MISD will suffer greatly from this development. Non-compliant with McKinney ONE.
- **Property rezoned and flipped** – Potential for other large and equally inappropriate structures and businesses to be created. Mr. Joshi also committed to re-submitting a tied-down layout, we have him recorded as saying so.
- **Oversized parking lot** – To accommodate 300+ vehicles (assumption being each vehicle will be a high-occupancy vehicle, plus sustained, invasive street-lamp pollution throughout the night).
- **Overflow traffic and parking overflow** – Potential for guests to park in surrounding neighborhoods. Google already shows typical slowdowns at Virginia and Lake Forest during the evenings of Friday and Saturday. Adding hundreds of cars at a peak time is non-compliant with the City’s Mobile strategy for that junction.
- **Destruction of quality trees, natural beauty, open creek** – A development appropriate to current zoning should require minimal destruction of quality trees and other natural beauty.

This maneuver to withdraw and resubmit the same plan technically nullifies all previous opposition collateral that had been gathered for the previous nearly identical plan. As a result, the community is compelled to generate more hardcopy signed letters, e-letters, and attend the next P&Z public hearing (again) and the subsequent City Council public hearings to reiterate all the same concerns. This procedural subterfuge only serves to infuriate the community, exposes this developer’s lack of concern for this community, and strengthens this community’s collective resolve to oppose this zoning change and prevent this event center from being built on this property.

It is this community’s expectation that the McKinney Planning and Zoning Commission and City Council will not turn a blind eye to the previous and upcoming overwhelming body of protest to this proposed event center in a residential area, and will make decisions that are in the best interest of their constituents and tax-paying homeowners.

Thank you for attention to this matter.

Respectfully,

Joyce Gorman

5012 Enclave Court

Joseph Moss

From: Kathy Wright
Sent: Tuesday, October 6, 2020 2:56 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: Opposition to Case Number 20-0074Z

fyi

From: Joyce Gorman
Sent: Tuesday, October 6, 2020 2:44 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>; Mayor <Mayor@mckinneytexas.org>; District2 <District2@mckinneytexas.org>; District3 <District3@mckinneytexas.org>; District4 <District4@mckinneytexas.org>; district5@mckinneytexas.org; district6@mckinneytexas.org

Subject: Opposition to Case Number 20-0074Z

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am opposed to this Rezoning Request for the following reasons:

- A large entertainment venue that serves alcohol to gatherings of 700-800 people and produces outdoor disturbances (party noise) is not appropriate in the center of an established, large, quiet, residential community.
- Most homeowners surrounding this venue will NEVER use it, so it serves little or no commercial value to resident taxpaying consumers who have to live beside it.
- An unsightly, oversized parking lot and its consequential all-night light pollution will be an unending disturbance to every household around the perimeter of this property and will surely bring property value down for many homes.
- We all purchased our homes on the promise that this property would remain zoned for smaller, office business that closes in the evening that would be used by the surrounding community and is more suitable for a residential community.

I question why the City continues to entertain this proposed zoning change and entertainment venue. Would you as a resident with property right next to what is being proposed want it in your back yard? Why were we given only one weeks notice of the upcoming Rezoning Request at the City Council meeting?

Please add my opposition to the City Council meeting record on Tuesday, October 13, 2020.

Joyce Gorman
5012 Enclave Ct.
McKinney, TX 75072

Joseph Moss

From: Patrick Goss
Sent: Wednesday, August 19, 2020 6:49 PM
To: Contact-Planning
Cc: Mayor; District2; District1; District3; District4; Atlarge1; Atlarge2; Contact-City Council; Contact-Planning; Jennifer Arnold; Joseph Moss
Subject: Zoning Change Proposal for Lake Forest and Virginia

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Joe Moss and City Planning Team, I am absolutely OPPOSED to the Zoning Change proposal at Lake Forest and Virginia, Case 20-0074Z for the following reasons: It does not support the economic and financial growth of McKinney as readily as office and retail would (I myself cannot recall the last time I used, or even attended, an event facility of great proportion, and do not have a foreseeable need of this scale); an event center does not serve nor support the surrounding neighborhoods; exceeds building sizes established in the original Planned Development/Zoning and would be disproportionate to the surrounding areas; This does not align with the purpose and psychographic of our "Established Community" district; would be very difficult, if not impossible, for "outdoor amusement" and event venues for 800 seated (which means up to 1500 reception style) to comply with city ordinances including but not limited to: Noise (proximity to residents), lighting (for outdoor/parking), landscaping (tree preservation), and even event permitting (safety, fireguard, traffic, parking, etc.).

I voted for this Mayor and current Council.. and I am significantly disappointed in what seems like a corrupt government agency first receiving massive negative feedback and rejecting a proposal... then letting it back in the door. If this goes through, it will solidify my vote against this team in the future. They will have not represented the people and their needs.

NAME: Patrick Goss ADDRESS: 700 Rouen Drive

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 11:04 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: SUBJECT: 20-0074Z

From: pat.goss@bt.com
Sent: Thursday, October 8, 2020 11:02 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: SUBJECT: 20-0074Z

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I OPPOSE THIS PROJECT

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to: 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes. 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows. 3) parking is insufficient for a space of this size and would drive traffic into neighborhood 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities. 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking. 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc. 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to. 8) the center is not something the local residents can use regularly (if ever) 9) Covid regulations suggest that events of this size won't even be feasible for years to come. 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events. Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,

Pat Goss
700 Rouen Drive (Mallard Lakes in McKinney)
McKinney TX 75072

Joseph Moss

From: Kathy Wright
Sent: Tuesday, October 6, 2020 8:16 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074z

FYI

-----Original Message-----

From: Grandma
Sent: Monday, October 5, 2020 7:20 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074z

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am opposed to this zoning change. There are so many negative effects on the surrounding property owners.

No one wants 700 people who have been drinking to drive through the area. These events could also coincide with events at Boyd where teenagers are driving home.

The noise from outdoor events and partying with loud music at any hour is not warranted for this area.

The building size is also too large for this area. It would be better to leave it at office/retail.

Please vote against this resining request.

A concerned Grandma

From: [Terri Ramey](#)
To: [Joseph \(Joe \) Moss \(jmoss@mckinneytexas.org\)](mailto:jmoss@mckinneytexas.org)
Cc: [Kathy Wright](#)
Subject: FW: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT BODY:
Date: Monday, October 12, 2020 8:25:00 AM

FYI -

-----Original Message-----

From: Jill
Sent: Saturday, October 10, 2020 1:15 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT BODY:

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,

Robert and Jill Grant
9125 Manassas Rdg
McKinney, TX 75071
Sent from my iPhone

Joseph Moss

From: shane green
Sent: Tuesday, August 18, 2020 12:06 PM
To: Planning; Mayor; District2; District1; District3; District4; Atlarge1; Atlarge2; Contact-City Council; Contact-Planning; Jennifer Arnold; Joseph Moss
Subject: Fwd: URGENT - OPPOSE RE-ZONE OF VIRGINIA/LAKE FOREST.

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Joe Moss and City Planning Team,

I am absolutely OPPOSED to the Zoning Change proposal at Lake Forest and Virginia, Case 20-0074Z for the following reasons:

does not support the economic and financial growth of McKinney as readily as office and retail would (I myself cannot recall the last time I used, or even attended, an event facility of great proportion, and do not have a foreseeable need of this scale);
an event center does not serve nor support the surrounding neighborhoods;
exceeds building sizes established in the original Planned Development/Zoning and would be disproportionate to the surrounding areas;
does not align with the purpose and psychographic of our "Established Community" district;
would be very difficult, if not impossible, for "outdoor amusement" and event venues for 800 seated (which means up to 1500 reception style) to comply with city ordinances including but not limited to: Noise (proximity to residents), lighting (for outdoor/parking), landscaping (tree preservation), and even event permitting (safety, fireguard, traffic, parking, etc.).

NAME: Shane Green
ADDRESS: 5105 Hawks Nest

Sent from my iPhone

Begin forwarded message:

From: shane green
Date: June 20, 2020 at 4:46:23 PM CDT
Subject: URGENT - OPPOSE RE-ZONE OF VIRGINIA/LAKE FOREST.

Joe Moss and City Planning Team,

I am absolutely OPPOSED to the Zoning Change proposal at Lake Forest and Virginia, Case 20-0004Z for the following reasons:

does not support the economic and financial growth of McKinney as readily as office and retail would (I myself cannot recall the last time I used, or even attended, an event facility of great proportion, and do not have a foreseeable need of this scale);
an event center does not serve nor support the surrounding neighborhoods;
exceeds building sizes established in the original Planned Development/Zoning and would be disproportionate to the surrounding areas;
does not align with the purpose and psychographic of our “Established Community” district;
would be very difficult, if not impossible, for “outdoor amusement” and event venues for 800 seated (which means up to 1500 reception style) to comply with city ordinances including but not limited to: Noise (proximity to residents), lighting (for outdoor/parking), landscaping (tree preservation), and even event permitting (safety, fireguard, traffic, parking, etc.).

NAME: Shane Green

ADDRESS: 5105 Hawks Nest

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 7:57 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: Please Stop building project at Virginia and Lake Forest

From: Shayne Green ·
Sent: Wednesday, October 7, 2020 5:24 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Please Stop building project at Virginia and Lake Forest

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Hello-

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,

Shayne Green

5117 Hawks Nest

McKinney, Tx 75072

From: [Terri Ramey](#)
To: [Joseph \(Joe \) Moss \(jmoss@mckinneytexas.org\)](mailto:jmoss@mckinneytexas.org)
Cc: [Kathy Wright](#)
Subject: FW: SUBJECT: 20-0074Z
Date: Monday, October 12, 2020 8:22:00 AM

FYI -

-----Original Message-----

From: Shawna Guney
Sent: Friday, October 9, 2020 7:44 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: SUBJECT: 20-0074Z

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

SUBJECT: 20-0074Z

I HIGHLY OPPOSE THIS PROJECT

DEAR Sir/ Madam,

I am writing this letter to VOICE my opposition as a tax paying long time member of the community. I appose the proposed re-zoning request for the development project on the corner of Virginia and Lake Forest in Mckinney.

The reasons for my opposition are as follows:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows. This may certainly cause noise ordinance violations and be disruptive to surrounding families.
- 3) parking is insufficient for a space of this size and would drive traffic into nearby neighborhoods possibly driving down home values for immediate and nearby homes. This would affect property tax collection.
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) may increase incidence if drunk driving and petty crime in nearby neighborhoods.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8)the center is not something the local residents can use regularly
- 9) Covid regulations suggest that events of this size won't even be feasible for a longvtime and may end up being much less economically positive for the county.
- 10) there have been no traffic studies done to ensure there won't be major traffic disruptions! This is unacceptable, especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project.

It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning and the quiet calm peaceful environment that has brought so many new residents to McKinney in the first place. Please consider using this space for a more appropriate, neighborhood friendly, quieter purpose.

Sincerely,
McKinney Resident
Shawna Guney
1605 Stratford Place
McKinney TX 75071

Joseph Moss

From: Terri Ramey
Sent: Monday, August 17, 2020 8:04 AM
To: Joseph Moss
Subject: FW: Case #20-0074Z

FYI -

-----Original Message-----

From: Connie Gutana
Sent: Sunday, August 16, 2020 9:52 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Case #20-0074Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear McKinney Planning and Zoning, Mayor Fuller, City Council, et al,

I STRONGLY OPPOSE the planned development and proposed zoning change, case # 20-0074Z, submitted by Sanjay Joshi and Steven Homeyer, which is a resubmission of case # 20-0004Z that McKinney Planning & Zoning Commission voted against.

We bought this house because of the QUIET, family neighborhood with these beautiful trees and GREEN SPACE. It DOES NOT support the economic and financial growth of McKinney as readily as office and retail would (I myself cannot recall the last time I used, or even attended, an event facility of great proportion, and do not have a foreseeable need of this scale); an event center DOES NOT serve nor support the surrounding neighborhoods; exceeds building sizes established in the original Planned Development/Zoning and would be disproportionate to the surrounding areas; DOES NOT align with the purpose and psychographic of our "Established Community" district; would be very difficult, if not impossible, for "outdoor amusement" and event venues for 800 seated (which means up to 1500 reception style) to comply with city ordinances including but not limited to: Noise (proximity to residents), lighting (for outdoor/parking), landscaping (tree preservation), and even event permitting (safety, fireguard, traffic, parking, etc.).

Thank you for attention to this matter.

Respectfully,
Connie Gutana
Resident of S Village Dr

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 4:57 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: Case number: 20-0074Z (original case: 20-0004Z)

Importance: High

From: Pete Gutana
Sent: Wednesday, October 7, 2020 4:56 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>; Mayor <Mayor@mckinneytexas.org>; District2 <District2@mckinneytexas.org>; District3 <District3@mckinneytexas.org>; District4 <District4@mckinneytexas.org>; District5@mckinneytexas.org; District6@mckinneytexas.org
Subject: Case number: 20-0074Z (original case: 20-0004Z)
Importance: High

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

City Staff, Planning & Zoning, and Council,

I am sending this message in OPPOSTION to the resubmitted rezoning and development request, case number: 20-0074Z (original case: 20-0004Z).

WE DON'T WANT A MEGA DAY/EVENING EVENT CENTER IN THE MIDDLE OF OUR NEIGHBORHOOD!

The fact that Planning & Zoning continues to entertain this development team's attempt to push a proposal through in light of overwhelming community opposition that the P&Z is already aware of and has already once rejected is a disturbing matter in and of itself that will additionally need to be addressed at some point in time.

After facing inevitable failure to win their case with a City Council super-majority vote and after P&Z had voted against their proposal, Joe Joplin, Steve Homeyer, and Sanjay Joshi withdrew their original proposal with the assertion that they wanted to "work with" the large, opposing community to revise their proposal and create a plan that would be agreeable to all parties. They didn't do either, didn't revise their plans to the mutual agreement of the all parties and didn't legitimately meet with the community. One meeting with a dozen

residents who clearly opposed this proposal does not constitute adequate community outreach and collaboration, and should not be spun as “We listened,” as noted below in Mr. Sanjay’s somewhat disingenuous message. Furthermore, the mailing list we, the opposing community, have been using to communicate amongst ourselves, the same mailing list Mr. Sanjay and team borrowed to communicate with the community, has had no “bounce back” issues whatsoever. That this development team would claim they had difficulty reaching the community with these email addresses means they were either using wrong email addresses or they’re simply not being truthful. The latter would not surprise me given the duplicitous behavior we’ve experienced from this team to date.

We do note, however, that Joshi has paid for a professional ad in FaceBook (see graphic below) soliciting support for his project from greater McKinney. So, he sidesteps the immense body of community opposition but opts to run expensive, professional ads in hopes of enticing residents who will not have to live near this center. This proves Joshi has **NO CONCERN FOR THE CONCERNS OF THE COMMUNITY** but is obsessed with getting his way and building his center in spite of overwhelming opposition.

In the one and only meeting Joshi and team had with a dozen community members, at the behest of the community and not the developers, they dismissed our concerns and instead continued to try to sell us on their original vision and intentions. They then made some superficial changes but did not resolve the fundamental issues of opposition:

- **Outdoor Amusement**, celebratory noise and other disturbances, including music and other party activities until 9 p.m. potentially seven days per week).
- **Overnight Suites**, which represents continuation of celebratory activities within the suites).
- **Overall Size**, which is incompatible with the surrounding community development masterplan, our district strategy, and the original PD.
- **Oversized Parking Lot** that winds around numerous backyards of the homes that line the perimeter of this property, representing nighttime disturbance from pedestrians and drivers late into the evening, and unending light pollution from street lamps.
- **Unclear Tie-down Clause** that was supposed to address size, traffic, and parking – none of which appear to have been done on the re-submit. So, we’ll continue to be concerned about increased traffic conflicting with already slow downtimes (tracked by Google) and neighborhood overflow parking.
- **An Unneeded Business** that the most surrounding residents will have little to no use for but will nonetheless produce adverse effects these residents will be forced to ensure. It is apparent Mr. Joshi intends to import his consumers for each event.

THESE ARE OUR HOMES! We, the thousands of homeowners in neighborhoods throughout McKinney, purchased our homes on the promise that our City government would protect and honor the zoning restrictions within these neighborhood and that these neighborhoods would remain tranquil and not be infiltrated with large businesses that represent unending consumer activity and disruption of the peace. The fact that our City would even entertain proposals from self-serving developers that violate this trust is

unacceptable, especially in light of all the previous opposition the City has already received. Should this proposal manage to get pushed through in spite of great community opposition, I assure you there will be immense community unity to investigate and expose what could only be interpreted as biased and self-serving city governmental representation.

We hope you all will respect our collective wishes and deny this second request and refuse to allow it to be resubmitted a third time.

Respectfully,

Peter Gutana

204 S Village Drive

McKinney, TX 75072

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 7:58 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW:

-----Original Message-----

From: Carmen Hackler
Sent: Wednesday, October 7, 2020 5:41 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject:

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

BODY:

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,
Carmen Hackler
5021 Stonecrest Dr
Mckinney, 75071

Sent from my iPhone

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 7:58 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: Lake Forest and Virginia

From: Brenda Haley
Sent: Wednesday, October 7, 2020 7:37 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Lake Forest and Virginia

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am opposed to having an event center at this location. Residential areas are very close and we do not need additional traffic on this corner.

Joseph Moss

From: Marsha Halihan
Sent: Wednesday, August 19, 2020 7:12 AM
To: Contact-Planning
Cc: Mayor; District2; District1; District3; District4; Atlarge1; Atlarge2; Contact-City Council; Contact-Planning; Jennifer Arnold; Joseph Moss
Subject: Case #20-0074Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear McKinney Planning and Zoning, Mayor Fuller, City Council, et al,
I **STRONGLY OPPOSE** the planned development and proposed zoning change, case # 20-0074Z, submitted by Sanjay Joshi and Steven Homeyer, which is a resubmission of case # 20-0004Z that McKinney Planning & Zoning Commission voted against. Mr. Sanjay Joshi, and site and land planner, Steven Homeyer, have resubmitted this nearly identical property rezoning request and plan to build a 45,000 sq. ft. mega event center in the center of residential zone on the southwest tract of land at Virginia Parkway and Lake Forest Drive:

The new case number: 20-

0074Zhttps://drive.google.com/drive/folders/1BV5R5e5lhnE8luSGy8H75jt_njWQz2G6

Original Case Number: 20-0004Z

https://drive.google.com/drive/folders/16qmQ9FeAKFbu1tBrAeZSQky-vl_8cHE0

In spite of the surrounding community's overwhelming opposition to Mr. Joshi's original rezoning request and plans for all the reasons listed below, Mr. Joshi has resubmitted essentially the same plan that **McKinney City and Planning Commission already recommended against specifically because of the proposed size of this event center and inevitable, ongoing disturbance of community peace due to outdoor amusement noise, music and celebratory activities.** While this application is viewed by the City as a new application, in fact, YOU *are* the City and should recognize a ruse when you see it. While the community understands a developer's right to withdraw and resubmit development plans as many times as he wishes, it should be obvious to you that this resubmission is a transparent tactic to circumvent previous opposition records, avoid a City Council super-majority vote, and increase the chances of pushing these original plans through the City approval process.

The community organized two meetings with Mr. Joshi and his team to give Mr. Joshi the opportunity to address community concerns and propose practical solutions. Mr. Joshi used these meetings to attempt to sell his plans to the community but never actually offered tangible and acceptable solutions. The only “compromise” Mr. Joshi was willing to make was an “intention” to not have outdoor live bands, which is unenforceable in practical terms and would not preclude him from piping indoor live-band and recorded music to the outdoor areas via speakers. Additionally, any new property owner would be able to reinterpret the outdoor amusement zoning allowance and decide to have live music outdoors. In fact, Mr. Joshi did NOT include this compromise in his resubmitted same plans, and did NOT include the promised “tie-down” clause. The upshot was that Mr. Joshi did NOT propose any realistic solutions to address the community’s serious concerns.

Original and Ongoing Community Concerns

Size & location – 45,000 sq. ft, 5-story high, hosting 800+ visitors per event placed in the center of five residential neighborhoods. This triples the current size cap. P&Z took issue with this size and location because it is incompatible with the surrounding land uses and regulations.

Land Use / Outdoor Amusement Constant disturbance of the peace – Celebrations of 800+ visitors with indoor/outdoor music in residential “quiet zone” days and evenings up to 11 p.m. (and likely later). P&Z took issue here, as well.

Business Irrelevant to local consumers – An event center hosting 800+ people is useless and inappropriate to the surrounding community that nonetheless must endure whatever negative effects it will impose on this community. Non-compliant with our district strategy.

Financial Risk / Unique, non-reusable structure – If business fails, community is left with an oversized, unused structure that serves no purpose for community. Also, Event venues rental fees are not taxable in McKinney, so MISD will suffer greatly from this development. Non-compliant with McKinney ONE.

Property rezoned and flipped – Potential for other large and equally inappropriate structures and businesses to be created. Mr. Joshi also committed to re-submitting a tied-down layout, we have him recorded as saying so.

Oversized parking lot – To accommodate 300+ vehicles (assumption being each vehicle will be a high-occupancy vehicle, plus sustained, invasive street-lamp pollution throughout the night).

Overflow traffic and parking overflow – Potential for guests to park in surrounding neighborhoods. Google already shows typical slowdowns at Virginia and Lake Forest during the evenings of Friday and Saturday. Adding hundreds of cars at a peak time is non-compliant with the City’s Mobile strategy for that junction.

Destruction of quality trees, natural beauty, open creek– A development appropriate to current zoning should require minimal destruction of quality trees and other natural beauty.

This maneuver to withdraw and resubmit the same plan technically nullifies all previous opposition collateral that had been gathered for the previous nearly identical plan. As a result, the community is compelled to generate more hardcopy signed letters, e-letters, and attend the next P&Z public hearing (again) and the subsequent City Council public hearings to reiterate all the same concerns. This procedural subterfuge only serves to infuriate the community, exposes this developer's lack of concern for this community, and strengthens this community's collective resolve to oppose this zoning change and prevent this event center from being built on this property.

It is this community's expectation that the McKinney Planning and Zoning Commission and City Council will not turn a blind eye to the previous and upcoming overwhelming body of protest to this proposed event center in a residential area, and will make decisions that are in the best interest of their constituents and tax-paying homeowners.

Thank you for attention to this matter.

Respectfully,

Marsha Halihan

8108 Linksvew Drive
MCKINNEY TEXAS

Sent from my iPad

Joseph Moss

From: jodell pinesett <jammajod@yahoo.com>
Sent: Tuesday, October 6, 2020 1:21 PM
To: Joseph Moss
Subject: Fw: ALERT - Wedding Event Center Zoning Change Back on P&Z Calendar for NEXT TUESDAY - Case number 20-0074Z

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am a resident here in StoneBrooke Crossing.

A wedding Center would be disruptive to our neighborhood.

We are against this event center.

JoDell Holliday
5205 Stoney Trail

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 8:58 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: marcellaharpole
Sent: Thursday, October 8, 2020 8:42 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Marcella Harpole
McKinney Resident

Joseph Moss

From: Kathy Wright
Sent: Friday, October 9, 2020 5:54 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: Britt Harris
Sent: Friday, October 9, 2020 5:34 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

To Whom it May Concern,

We are writing this letter to show our opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest.

Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
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- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
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8)the center is not something the local residents can use regularly (if ever).

9) Covid regulations suggest that events of this size won't even be feasible for years to come.

10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within our opposition, we oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thank you,

Brittney & Cory Harris
5401 Pebble Court
Stone Brooke Crossing

Joseph Moss

From: Marina Heredia
Sent: Tuesday, August 18, 2020 4:02 PM
To: Contact-Planning
Cc: Mayor; District2; District1; District3; District4; Atlarge1; Atlarge2; Contact-City Council; Contact-Planning; Jennifer Arnold; Joseph Moss
Subject: Zoning Change proposal at Lake Forest and Virginia, Case 20-0074Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Joe Moss and City Planning Team,

I am absolutely OPPOSED to the Zoning Change proposal at Lake Forest and Virginia, Case 20-0074Z for the following reasons:

does not support the economic and financial growth of McKinney as readily as office and retail would (I myself cannot recall the last time I used, or even attended, an event facility of great proportion, and do not have a foreseeable need of this scale); an event center does not serve nor support the surrounding neighborhoods; exceeds building sizes established in the original Planned Development/Zoning and would be disproportionate to the surrounding areas; does not align with the purpose and psychographic of our "Established Community" district; would be very difficult, if not impossible, for "outdoor amusement" and event venues for 800 seated (which means up to 1500 reception style) to comply with city ordinances including but not limited to: Noise (proximity to residents), lighting (for outdoor/parking), landscaping (tree preservation), and even event permitting (safety, fireguard, traffic, parking, etc.).

Marina Heredia
5000 Wethington Ct.

Joseph Moss

From: CHF Personal
Sent: Tuesday, October 13, 2020 9:22 PM
To: Contact-Planning
Subject: OPPOSE EVENT CENTER AT LAKE FOREST & VIRGINIA PKWY - Claudia Herrmann
Attachments: image001.gif

Importance: High

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

To whom it may concern:

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to: 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes. 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows. 3) parking is insufficient for a space of this size and would drive excessive traffic into neighborhood 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities. 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking. 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc. 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to. 8) the center is not something the local residents can use regularly (if ever) 9) Covid regulations suggest that events of this size won't even be feasible for years to come. 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning. Thanks,



Claudia S. Herrmann

Joseph Moss

From: Jacqueline Hernandez
Sent: Friday, August 28, 2020 9:39 PM
To: Contact-Planning
Cc: Atlarge1; Mayor; District2; District1; District3; District4; Atlarge2; Contact-City Council; Jennifer Arnold; Joseph Moss
Subject: Rezoning 20-0074Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Jacqueline Hernandez. My husband and I own our home here in McKinney off of Crutcher Crossing. I am absolutely OPPOSED to the Zoning Change proposal at Lake Forest and Virginia, Case 20-0074Z for the following reasons:

1. does not support the economic and financial growth of McKinney as readily as office and retail would (I myself cannot recall the last time I used, or even attended, an event facility of great proportion, and do not have a foreseeable need of this scale);
2. an event center does not serve nor support the surrounding neighborhoods;
3. exceeds building sizes established in the original Planned Development/Zoning and would be disproportionate to the surrounding areas;
4. does not align with the purpose and psychographic of our "Established Community" district;
5. would be very difficult, if not impossible, for "outdoor amusement" and event venues for 800 seated (which means up to 1500 reception style) to comply with city ordinances including but not limited to: Noise (proximity to residents), lighting (for outdoor/parking), landscaping (tree preservation), and even event permitting (safety, fireguard, traffic, parking, etc.).

This was already voted down, and the developer has brought it back up without any considerable change. This is not acceptable. The surrounding neighbors deserve to feel safe in their homes and in the streets leading to their homes. This will increase traffic in an already congested area. This area is also full of young drivers that attend McKinney Boyd, and adding drunk drivers (people leaving events at this new center) would create a dangerous mix.

Joseph Moss

From: Joyce Hetzel
Sent: Thursday, August 20, 2020 3:01 PM
To: Contact-Planning
Cc: Mayor; District2; District1; District3; District4; Atlarge1; Atlarge2; Contact-City Council; Contact-Planning; Jennifer Arnold; Joseph Moss
Subject: CASE #20-0074Z Rezoning proposal

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Joe Moss and City Planning Team,

The original zoning of our community was established for a reason and this event center goes against the original design of our community **which is working quite well**. Personally, I do not want the serenity of my home to be subjected to the loud music that will be played at these events. At my address in Pecan Crossing, I can hear the outdoor band practice that goes on at Boyd High School down the street and it is tolerable as it is for a short amount of time on certain days, but **the thought of an entire evening of loud music from this event center is horrific!** The neighborhood of Stonebrooke Crossing would be impacted even more than ours as they would also be subjected to the lights, the traffic and the music would be even louder there. Currently, residents here are allowed to play music in our neighborhoods with restricted hours and volumes so **why would you invite a business into our neighborhood that would violate these restrictions?** What are the proposed hours and volume for this event center? The music would have to be pretty loud to be heard by and overcome the noise level from a crowd of up to 1500 people. This type of business in McKinney belongs in an area further away from residential homes.

The traffic for this venue would mean **up to 1500 people arriving and leaving at one time** rather than the staggered comings and goings of office and retail traffic. Look at how crowded the area is when the Boyd school traffic is arriving and departing when the school day begins and ends.

In addition, I am absolutely OPPOSED to the Zoning Change proposal at Lake Forest and Virginia, Case 20-0074Z, because it does not support the economic and financial growth of McKinney as readily as office and retail. It is also my understanding that event center rentals are not taxable in McKinney and therefore this would be a huge loss to MISD revenues.

It would be preferable to stick with the current zoning and see this land developed with quieter businesses, like restaurants or retail, which everyone can utilize and which the schools would reap the tax benefits as well. Those types of businesses would also attract more people from outside of McKinney to come spend money in our town moreso than people just coming in to attend a specific event.

NAME: Joyce Hetzel

ADDRESS: 603 Fallen Branch Dr, McKinney, TX 75072

From: [Terri Ramey](#)
To: [Joseph \(Joe \) Moss \(jmoss@mckinneytexas.org\)](mailto:jmoss@mckinneytexas.org)
Cc: [Kathy Wright](#)
Subject: FW: I oppose the proposed plan at corner of Viginia and Lake Forest
Date: Monday, October 12, 2020 8:25:00 AM

FYI –

From: Kim Himes
Sent: Saturday, October 10, 2020 7:56 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: I oppose the proposed plan at corner of Viginia and Lake Forest

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

-

SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT
BODY:

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
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- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions - especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Sincerely,

Kim Himes

2021 Tremont Blvd Mckinney 75071

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 4:29 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: Project 20-0074Z, Opposing ReZoning

-----Original Message-----

From: Brenda Hobart
Sent: Thursday, October 8, 2020 3:48 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Project 20-0074Z, Opposing ReZoning

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zoning for the development project on the corner of Virginia and Lake Forest. Reasons include but not limited to:

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- 4) Overnight suites enable people to stay on the property overnight allowing multi-day celebration activities.
- 5) Alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) There are no surrounding businesses to support a center such as this in hotels, restaurants and public transportation.
- 7) The noise and light allowances of the project would be highly disruptive to the residents the City is responsible to.
- 8) The center is not something the local residents can use regularly or benefit from.
- 9) COVID-19 regulations suggest that events of this size is most likely not feasible for years to come.
- 10) There has been no traffic studies done to ensure there won't be major traffic disruptions, especially with McKinney Boyd High School right down the street on Lake Forest

Please also note within my opposition in here I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It is an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the resident who chose their homes and city based on the current zoning.

Brenda Hobart
1604 Sunrise Drive
McKinney, Texas 75071

Joseph Moss

From: Empress Drane
Sent: Friday, October 9, 2020 8:14 AM
To: Joseph Moss
Subject: FW: I Oppose Rezoning of Project 20-0074Z

Hi Joe,

Here is a comment regarding the Lake Forest / Virginia rezone.

Thank you,
Empress 1078

-----Original Message-----

From: Webmaster <webmaster@mckinneytexas.org>
Sent: Thursday, October 8, 2020 5:35 PM
To: Empress Drane <edrane@mckinneytexas.org>
Subject: FW: I Oppose Rezoning of Project 20-0074Z

Hi Empress,

Would you be so kind as to forward this to the correct party?

Valerie

-----Original Message-----

From: Brenda Hobart
Sent: Wednesday, October 7, 2020 3:29 PM
To: Webmaster <webmaster@mckinneytexas.org>
Subject: I Oppose Rezoning of Project 20-0074Z

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

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- 6) There are no surrounding businesses to support a center such as this in hotels, restaurants and public transportation.
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- 8) The center is not something the local residents can use regularly or benefit from.

9) COVID-19 regulations suggest that events of this size is most likely not feasible for years to come.

10) There has been no traffic studies done to ensure there won't be major traffic disruptions, especially with McKinney Boyd High School right down the street on Lake Forest

Please also note within my opposition in here I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It is an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the resident who chose their homes and city based on the current zoning.

Brenda Hobart

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 3:38 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: Sharon Hockensmith
Sent: Wednesday, October 7, 2020 3:03 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Re: 20-0074Z: I OPPOSE THIS PROJECT Dear McKinney City Council Members:

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes. 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows. 3) parking is insufficient for a space of this size and would drive traffic into neighborhood 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities. 5) alcohol intake at these types of events often leads to over-consumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking. 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc. 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to. 8) the center is not something the local residents can use regularly (if ever) 9) Covid regulations suggest that events of this size won't even be feasible for years to come. 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events. Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning. Thanks, Sharon Hockensmith

1700 Stoneoak Drive
McKinney, TX 75072

From: [Terri Ramey](#)
To: [Joseph \(Joe \) Moss \(jmoss@mckinneytexas.org\)](mailto:jmoss@mckinneytexas.org)
Cc: [Kathy Wright](#)
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT
Date: Monday, October 12, 2020 8:24:00 AM

FYI -

From: Carol Hopf
Sent: Saturday, October 10, 2020 10:41 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

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Thanks,

Carol Hopf
2204 Green Leaf Ct
McKinney, TX 75072

Sent from my iPad

Joseph Moss

From: Kathy Wright
Sent: Friday, October 9, 2020 2:51 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

-----Original Message-----

From: Nicholas Hoxsie
Sent: Friday, October 9, 2020 2:46 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

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Thanks,
Nicholas Hoxsie
212 prism lane, McKinney TX 75072

Joseph Moss

From: Kathy Wright
Sent: Friday, October 9, 2020 8:46 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: No event center 20-0074Z: Oppose this project

-----Original Message-----

From: Christine Huang
Sent: Thursday, October 8, 2020 5:29 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: No event center 20-0074Z: Oppose this project

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Hello,

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

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Thanks,
The Huang Family
8501 Beech Lane
McKinney Texas
75072

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 3:33 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: Opposition

fyi

From: C. Alice Ihde
Sent: Wednesday, October 7, 2020 3:21 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Opposition

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am requesting that you deny the application for the event center on Virginia.

Thank you,

Alice Ihde

[Sent from Yahoo Mail on Android](#)

From: [Terri Ramey](#)
To: [Joseph \(Joe \) Moss \(jmoss@mckinneytexas.org\)](mailto:jmoss@mckinneytexas.org)
Cc: [Kathy Wright](#)
Subject: FW: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT
Date: Monday, October 12, 2020 8:26:00 AM

FYI –

From: C. Alice Ihde
Sent: Sunday, October 11, 2020 12:26 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

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Glenn and Alice Ihde
4716 Goldeneyes
McKinney, TX 75072

Joseph Moss

From: Terri Ramey
Sent: Monday, August 17, 2020 8:09 AM
To: Joseph Moss
Subject: FW: Oposition Letter: zoning change case# 200- 074Z. (Corner of Lake Forest & Virginia Pkwy. 75072)

FYI –

From: Mrs. Imboden
Sent: Saturday, August 15, 2020 7:52 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Oposition Letter: zoning change case# 200- 074Z. (Corner of Lake Forest & Virginia Pkwy. 75072)

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear McKinney Planning and Zoning, Mayor Fuller, City Council, etc.

I STRONGLY OPPOSE the planned development and proposed zoning change, case # 20-0074Z, submitted by Sanjay Joshi and Steven Homeyer, which is a resubmission of case # 20-0004Z that McKinney Planning & Zoning Commission voted against.

Thank you for attention to this matter.

Respectfully,
Mrs. H. Imboden
5440 Pebble Court
McKinney, TX. 75072

cc: contact-planning@mckinneytexas.org

Get [Outlook for Android](#)

Joseph Moss

From: joisotti
Sent: Saturday, October 24, 2020 11:53 AM
To: Contact-Planning
Cc:
Subject: 20-00742 (Opposition of Property Planned at SW Corner of VA PKWY and Lake Forest Dr)

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

BODY:

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

*Additionally, please consider the following:

1. There are two schools within walking distance, Dowell Middle School and Boyd High School. You have children, school buses and young, newly licensed drivers from the high school.
2. The entrance(s) to this facility would cross the sidewalks where the children would be walking to and from school.
3. That intersection is part of the city sanctioned bike route.
4. This facility would impact not only the StoneBrooke Community, but the residences on the remaining three corners of that intersection.

As a 20 year resident of McKinney, I ask that the council give serious consideration to these facts and decide in favor of its long term residents, voters and taxpayers.

JoAnne Isotti
5501 Crystal Court
McKinney, Tx 75072

"peace. it does not mean to be in a place where there is no noise, trouble or hard work.
it means to be in the midst of those things and still be calm in your heart."

Joseph Moss

From: EUGENEISOTTI
Sent: Saturday, October 24, 2020 12:04 PM
To: Contact-Planning
Cc:
Subject: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT BODY: - Eugene Isotti

Follow Up Flag: Follow up
Due By: Tuesday, October 27, 2020 8:30 AM
Flag Status: Flagged

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Sir/Madam:

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
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- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

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*Additionally, please consider the following:

1. There are two schools within walking distance, Dowell Middle School and Boyd High School. You have children, school buses and young, newly licensed drivers from the high school.
2. The entrance(s) to this facility would cross the sidewalks where the children would be walking to and from school.
3. That intersection is part of the city sanctioned bike route.
4. This facility would impact not only the StoneBrooke Community, but the residences on the remaining three corners of that intersection.

As as 20 year resident of McKinney, I ask that the council give serious consideration to these facts and decide in favor of it's long term residents, voters and taxpayers.

Eugene Isotti
5501 Crystal Court
McKinney, Tx 75072

Joseph Moss

From: Terri Ramey
Sent: Monday, August 17, 2020 11:18 AM
To: Joseph Moss
Subject: FW: Proposed Zoning Change - case # 20-0074Z

FYI –

From: Sherry Jackson
Sent: Monday, August 17, 2020 11:09 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Proposed Zoning Change - case # 20-0074Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear McKinney Planning and Zoning, Mayor Fuller, City Council, et al,

I STRONGLY OPPOSE the planned development and proposed zoning change, case # 20-0074Z, submitted by Sanjay Joshi and Steven Homeyer, which is a resubmission of case # 20-0004Z that McKinney Planning & Zoning Commission voted against.

Thank you for attention to this matter.

Respectfully,

Sherry Jackson
5120 Sandy Ct
McKinney, TX 75072

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 3:27 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: Case#20-0074Z

From: Sherry Jackson
Sent: Thursday, October 8, 2020 12:55 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: RE: Case#20-0074Z

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
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- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
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- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions - especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,
Sherry Jackson
5120 Sandy Court
McKinney, TX 75072

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 8:15 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: Opposition to proposed re-zone for amusement feature

From: Toni Jenkins
Sent: Thursday, October 8, 2020 8:13 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Opposition to proposed re-zone for amusement feature

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Dear Sir or Madam, I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to: 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes. 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows. 3) parking is insufficient for a space of this size and would drive traffic into neighborhood 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities. 5) alcohol intake at these types of events often leads to over consumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking. 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc. 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to. 8) the center is not something the local residents can use regularly (if ever) 9) Covid regulations suggest that events of this size won't even be feasible for years to come. 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events. Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and re submission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning. Thanks, NAME AND ADDRESS

Toni Jenkins
700 Splash Drive
McKinney, TX 75071

Joseph Moss

From: Terri Ramey
Sent: Monday, August 17, 2020 8:04 AM
To: Joseph Moss
Subject: FW: Case#20-0074Z

FYI -

-----Original Message-----

From: Jenny Jones
Sent: Monday, August 17, 2020 8:04 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Case#20-0074Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear McKinney Planning and Zoning, Mayor Fuller, City Council, et al,

I STRONGLY OPPOSE the planned development and proposed zoning change, case # 20-0074Z, submitted by Sanjay Joshi and Steven Homeyer, which is a resubmission of case # 20-0004Z that McKinney Planning & Zoning Commission voted against. This type of business does not belong in a neighborhood that is made up of mostly homes. The late night noise and traffic will be a problem.

Thank you for attention to this matter.

Respectfully,
Jenny Hernandez
5210 Hawks Nest
Mckinney, TX 75072

Joseph Moss

From: Tracy Jones
Sent: Monday, August 17, 2020 7:25 PM
To: Mayor; District2; District1; District3; District4; Atlarge1; Atlarge2; Contact-City Council; Contact-Planning; Jennifer Arnold; Joseph Moss
Subject: Rezoning protest

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear McKinney Planning and Zoning, Mayor Fuller, City Council, et al,

We **STRONGLY OPPOSE** the planned development and proposed zoning change, case # 20-0074Z, submitted by Sanjay Joshi and Steven Homeyer, which is a resubmission of case # 20-0004Z that McKinney Planning & Zoning Commission voted against.

Mr. Sanjay Joshi, and site and land planner, Steven Homeyer, have resubmitted this nearly identical property rezoning request and plan to build a 45,000 sq. ft. mega event center in the center of residential zone on the southwest tract of land at Virginia Parkway and Lake Forest Drive:

The new case number: **20-**

0074Z https://drive.google.com/drive/folders/1BV5R5e5lhnE8luSGy8H75jt_nJWQz2G6

Original Case Number: **20-0004Z**

https://drive.google.com/drive/folders/16qmQ9FeAKFbu1tBrAeZSQky-vl_8cHE0

In spite of the surrounding community's overwhelming opposition to Mr. Joshi's original rezoning request and plans for all the reasons listed below, Mr. Joshi has resubmitted essentially the same plan that **McKinney City and Planning Commission already recommended against specifically because of the proposed size of this event center and inevitable, ongoing disturbance of community peace due to outdoor amusement noise, music and celebratory activities**. While this application is viewed by the City as a new application, in fact, YOU *are* the City and should recognize a ruse when you see it. While the community understands a developer's right to withdraw and resubmit development plans as many times as he wishes, it should be obvious to you that this resubmission is a transparent tactic to circumvent previous opposition records, avoid a City Council super-majority vote, and increase the chances of pushing these original plans through the City approval process.

The community organized two meetings with Mr. Joshi and his team to give Mr. Joshi the opportunity to address community concerns and propose practical solutions. Mr. Joshi used these meetings to attempt to sell his plans to the community but never actually offered tangible and acceptable solutions. The only "compromise" Mr. Joshi was willing to make was an "intention" to not have outdoor live bands, which is unenforceable in practical terms and would not preclude him from piping indoor live-band and recorded music to the outdoor areas via speakers. Additionally, any new property owner would be able to reinterpret the outdoor amusement zoning allowance and decide to have live music outdoors. In fact, Mr. Joshi did NOT include this compromise in his resubmitted same plans, and did NOT include the promised "tie-down" clause. The upshot was that Mr. Joshi did NOT propose any realistic solutions to address the community's serious concerns.

Original and Ongoing Community Concerns

- **Size & location** – 45,000 sq. ft, 5-story high, hosting 800+ visitors per event placed in the center of five residential neighborhoods. This triples the current size cap. P&Z took issue with this size and location because it is incompatible with the surrounding land uses and regulations.
- **Land Use / Outdoor Amusement Constant disturbance of the peace** – Celebrations of 800+ visitors with indoor/outdoor music in residential "quiet zone" days and evenings up to 11 p.m. (and likely later). P&Z took issue here, as well.

- **Business Irrelevant to local consumers** – An event center hosting 800+ people is useless and inappropriate to the surrounding community that nonetheless must endure whatever negative effects it will impose on this community. Non-compliant with our district strategy.
- **Financial Risk / Unique, non-reusable structure** – If business fails, community is left with an oversized, unused structure that serves no purpose for community. Also, Event venues rental fees are not taxable in McKinney, so MISD will suffer greatly from this development. Non-compliant with McKinney ONE.
- **Property rezoned and flipped** – Potential for other large and equally inappropriate structures and businesses to be created. Mr. Joshi also committed to re-submitting a tied-down layout, we have him recorded as saying so.
- **Oversized parking lot** – To accommodate 300+ vehicles (assumption being each vehicle will be a high-occupancy vehicle, plus sustained, invasive street-lamp pollution throughout the night).
- **Overflow traffic and parking overflow** – Potential for guests to park in surrounding neighborhoods. Google already shows typical slowdowns at Virginia and Lake Forest during the evenings of Friday and Saturday. Adding hundreds of cars at a peak time is non-compliant with the City's Mobile strategy for that junction.
- **Destruction of quality trees, natural beauty, open creek** – A development appropriate to current zoning should require minimal destruction of quality trees and other natural beauty.

This maneuver to withdraw and resubmit the same plan technically nullifies all previous opposition collateral that had been gathered for the previous nearly identical plan. As a result, the community is compelled to generate more hardcopy signed letters, e-letters, and attend the next P&Z public hearing (again) and the subsequent City Council public hearings to reiterate all the same concerns. This procedural subterfuge only serves to infuriate the community, exposes this developer's lack of concern for this community, and strengthens this community's collective resolve to oppose this zoning change and prevent this event center from being built on this property.

It is this community's expectation that the McKinney Planning and Zoning Commission and City Council will not turn a blind eye to the previous and upcoming overwhelming body of protest to this proposed event center in a residential area, and will make decisions that are in the best interest of their constituents and tax-paying homeowners.

Thank you for attention to this matter.

Respectfully,

Rusty and Tracy Jones
 5113 Sandy Court
 McKinney, Texas 75072

Joseph Moss

From: Tracy Jones
Sent: Saturday, August 22, 2020 9:31 AM
To: Contact-Planning; Mayor; District2; District1; District3; District4; Atlarge1@mckinneytexas.orh; Atlarge2; Contact-City Council; Jennifer Arnold; Joseph Moss
Subject: Property Rezoning Objection/Stonebrook Crossing and others

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear McKinney Planning and Zoning, Mayor Fuller, City Council, et al,

We STRONGLY OPPOSE the planned development and proposed zoning change, case # 20-0074Z, submitted by Sanjay Joshi and Steven Homeyer, which is a resubmission of case # 20-0004Z that McKinney Planning & Zoning Commission voted against.

Mr. Sanjay Joshi, and site and land planner, Steven Homeyer, have resubmitted this nearly identical property rezoning request and plan to build a 45,000 sq. ft. mega event center in the center of residential zone on the southwest tract of land at Virginia Parkway and Lake Forest Drive:

The new case number: 20-0074Z https://drive.google.com/drive/folders/1BV5R5e5lhnE8luSGy8H75jt_nJWQz2G6

Original Case Number: 20-0004Z
https://drive.google.com/drive/folders/16qmQ9FeAKFbu1tBrAeZSQky-vl_8cHE0

In spite of the surrounding community's overwhelming opposition to Mr. Joshi's original rezoning request and plans for all the reasons listed below, Mr. Joshi has resubmitted essentially the same plan that McKinney City and Planning Commission already recommended against specifically because of the proposed size of this event center and inevitable, ongoing disturbance of community peace due to outdoor amusement noise, music and celebratory activities. While this application is viewed by the City as a new application, in fact, YOU are the City and should recognize a ruse when you see it. While the community understands a developer's right to withdraw and resubmit development plans as many times as he wishes, it should be obvious to you that this resubmission is a transparent tactic to circumvent previous opposition records, avoid a City Council super-majority vote, and increase the chances of pushing these original plans through the City approval process.

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- Land Use / Outdoor Amusement Constant disturbance of the peace – Celebrations of 800+ visitors with indoor/outdoor music in residential “quiet zone” days and evenings up to 11 p.m. (and likely later). P&Z took issue here, as well.
- Business Irrelevant to local consumers – An event center hosting 800+ people is useless and inappropriate to the surrounding community that nonetheless must endure whatever negative effects it will impose on this community. Non-compliant with our district strategy.
- Financial Risk / Unique, non-reusable structure – If business fails, community is left with an oversized, unused structure that serves no purpose for community. Also, Event venues rental fees are not taxable in McKinney, so MISD will suffer greatly from this development. Non-compliant with McKinney ONE.
- Property rezoned and flipped – Potential for other large and equally inappropriate structures and businesses to be created. Mr. Joshi also committed to re-submitting a tied-down layout, we have him recorded as saying so.
- Oversized parking lot – To accommodate 300+ vehicles (assumption being each vehicle will be a high-occupancy vehicle, plus sustained, invasive street-lamp pollution throughout the night).
- Overflow traffic and parking overflow – Potential for guests to park in surrounding neighborhoods. Google already shows typical slowdowns at Virginia and Lake Forest during the evenings of Friday and Saturday. Adding hundreds of cars at a peak time is non-compliant with the City’s Mobile strategy for that junction.
- Destruction of quality trees, natural beauty, open creek – A development appropriate to current zoning should require minimal destruction of quality trees and other natural beauty.

This maneuver to withdraw and resubmit the same plan technically nullifies all previous opposition collateral that had been gathered for the previous nearly identical plan. As a result, the community is compelled to generate more hardcopy signed letters, e-letters, and attend the next P&Z public hearing (again) and the subsequent City Council public hearings to reiterate all the same concerns. This procedural subterfuge only serves to infuriate the community, exposes this developer’s lack of concern for this community, and strengthens this community’s collective resolve to oppose this zoning change and prevent this event center from being built on this property.

It is this community’s expectation that the McKinney Planning and Zoning Commission and City Council will not turn a blind eye to the previous and upcoming overwhelming body of protest to this proposed event center in a residential area, and will make decisions that are in the best interest of their constituents and tax-paying homeowners.

Thank you for attention to this matter.

Respectfully,

Rusty and Tracy Jones
5113 Sandy Court

McKinney, TX. 75072

From: [Terri Ramey](#)
To: [Joseph \(Joe \) Moss \(jmoss@mckinneytexas.org\)](mailto:jmoss@mckinneytexas.org)
Cc: [Kathy Wright](#)
Subject: FW: Opposition to Wedding Event Center-Case # 20-0074Z
Date: Monday, October 12, 2020 8:23:00 AM

FYI –

From: Rusty Jones ·
Sent: Friday, October 9, 2020 10:11 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Opposition to Wedding Event Center-Case # 20-0074Z

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

This email is in opposition to the wedding event center being proposed at the corner of Lake Forest and Virginia. We are residents of Stonebrook Crossing and our block backs directly up against the proposed event center. We would be directly subjected to the nightly noise, lights and traffic the event center would create.

We had the opportunity to meet with Mr. Joshi via Zoom call to voice our concerns. It was obvious Mr. Joshi was not concerned at all about our thoughts, refused to address any concern we raised and was obviously only interested in pushing his project forward once he realized how much opposition he was facing.

Now to make it appear he has community support his real estate agent, Charles McKissak, has taken ads out on community Facebook pages. Mr. McKissak stands to make \$80,000-\$160,000 in commissions if Mr. Joshi is successful.

On a personal note, the noise, lights and traffic the center would create on an hourly and nightly basis would make life in our neighborhood intolerable and the life we have built in McKinney would be destroyed. From our house we can hear car radios playing from cars at the Virginia/Lake Forest corner. Imagine a live band, hundreds of people and over 300 cars in our back yard.

The event center is surrounded by five neighborhoods. Other commercial properties in the area have complied with building and zoning regulations and reap the benefits of neighbors utilizing their goods and services. No one in the area will benefit from this event center. Mr. Joshi says he plans to surround the property with palm trees. Drive anywhere in McKinney and tell us if you see palm trees anywhere. It is an affront and an insult not to mention visually displeasing and another clear indication Mr. Joshi does not care about his would be neighbors.

We understand the tax benefit to the city with the sale and development of the Lake Forest/Virginia corner. In the process the city will fail five neighborhoods. We are asking the city to deny Mr. Josh's request, stay loyal to the neighborhoods and your tax base, maintain the current zoning restrictions and sell the property to someone with more reasonable ideas that benefit everyone.

Sincerely,

Rusty and Tracy Jones

**Mary Ann Jurak ·
To Contact-Planning**

I OPPOSE THIS PROJECT

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,

Mary Ann Jurak
5224 Stonebrooke Crossing
McKinney, TX 75070

Joseph Moss

From: Terri Ramey
Sent: Monday, August 17, 2020 8:11 AM
To: Joseph Moss
Subject: FW: Opposition to planned development

FYI -

-----Original Message-----

From: Amy Kerby
Sent: Saturday, August 15, 2020 4:28 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Opposition to planned development

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear McKinney Planning and Zoning, Major Fuller, City Council, et al,

I STRONGLY OPPOSE the planned development and proposed zoning change, case # 20-0074Z, submitted by Sanjay Joshi and Steven Homeyer, which is a resubmission of case #20-0004Z that McKinney Planning and Zoning Commission voted against.

Thank you for attention to this matter.

Respectfully,
Amy Kerby
520 Rock Ridge Way
McKinney, TX 75070

Joseph Moss

From: Tracy Key
Sent: Tuesday, October 13, 2020 4:50 PM
To: Contact-Planning
Subject: NO to project at corner of Virginia and Lake Forest - Tracy Key

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

SUBJECT: 20-0074Z:

I OPPOSE THIS PROJECT

I am writing this letter to show my opposition to the proposed re-zoning for the development project on the corner of Virginia and Lake Forest.

I live in the neighborhood directly west of this site in Stone Brooke Crossing. To even consider this type of zoning request is absurd. This site is surrounded by quiet neighborhoods, not to mention the limited space to handle such a huge project. This corner site is not appropriate for this type of rezoning request. These neighborhoods do not want 24/7 coming and goings. The noise, traffic and the possibly of increased crime is not fitting for our area.

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
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- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning. I prefer the cows!

Thanks,

Tracy Key
5301 Arrowhead Way
McKinney, TX 75072

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 3:38 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: Monica Kilian
Sent: Wednesday, October 7, 2020 3:06 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to: 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes. 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows. 3) parking is insufficient for a space of this size and would drive traffic into neighborhood 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities. 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking. 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc. 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to. 8) the center is not something the local residents can use regularly (if ever) 9) Covid regulations suggest that events of this size won't even be feasible for years to come. 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events. Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning. Thanks,

Monica Kilian
4901 Mandarin Ct
McKinney, TX 75072

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 9:21 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: Brian Kleve
Sent: Thursday, October 8, 2020 9:16 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

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4500 Knightsbridge Dr
McKinney, TX 75072

Call
Send SMS
Add to Skype
You'll need Skype CreditFree via Skype

Kaitlin Gibbon

From: Terri Ramey
Sent: Monday, October 12, 2020 11:59 AM
To: Joseph Moss; Kaitlin Gibbon
Cc: Kathy Wright
Subject: FW: 20-0074Z....I OPPOSE THIS PROJECT

FYI –

From: Beverly Krasovec <outlook_09143012217CD889@outlook.com>
Sent: Monday, October 12, 2020 11:59 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z....I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to: 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes. 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows. 3) parking is insufficient for a space of this size and would drive traffic into neighborhood 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities. 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking. 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc. 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to. 8) the center is not something the local residents can use regularly (if ever) 9) Covid regulations suggest that events of this size won't even be feasible for years to come. 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events. Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning. Thanks,

BEVERLY KRASOVEC
1304 PARKWOOD COURT
MCKINNEY, TX 75072

Joseph Moss

From: Chris Lang ·
Sent: Tuesday, August 18, 2020 5:46 PM
To: Contact-Planning
Cc: Atlarge1; Atlarge2; Contact-City Council; District1; District2; District3; District4; Jennifer Arnold; Joseph Moss; Mayor
Subject: Case # 20-0004Z, Lake Forest and Virginia

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am absolutely OPPOSED to the Zoning Change proposal at Lake Forest and Virginia, Case 20-0004Z for the following reasons:

A) It does not support the economic and financial growth of McKinney as readily as office and retail would;

B) An event center does not serve nor support the surrounding neighborhoods;

C) It exceeds building sizes established in the original Planned Development/Zoning and would be disproportionate to the surrounding areas;

D) It does not align with the purpose and psychographic of our “Established Community” district;

E) It would be very difficult, if not impossible, for “outdoor amusement” and event venues for 800 seated (which means up to 1500 reception style) to comply with city ordinances including but not limited to: Noise (proximity to residents), lighting (for outdoor/parking), landscaping (tree preservation), and even event permitting (safety, fireguard, traffic, parking, etc.).

F) A more appropriate location for this type of facility would be near, or adjacent to, the football stadium, possibly in order to further utilize the existing parking lots at that facility. Alternatively, possibly along University Drive.

Please join me, and other concerned residents, and RECOMMEND A DENIAL OF THIS REQUEST so that we may benefit from developments that our district will use on a more regular basis.

Please let me know if you have any questions!

A concerned resident and voter,

Christine M. Lang
805 Willow Tree Drive
McKinney, TX 75071

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 7:57 AM
To: Joseph Moss
Subject: FW: Online Form Submittal: Citizen Comments

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, October 7, 2020 11:14 PM
To: Deana Smithee <dsmithee@mckinneydc.com>; Joanne Isom <jisom@mckinneydc.com>; Linda Jones <ljones2@mckinneycdc.org>; Terri Ramey <tramey@mckinneytexas.org>; Kathy Wright <kwright@mckinneytexas.org>; Akia Pichon <apichon@mckinneytexas.org>; City Secretary <CitySecretary@mckinneytexas.org>
Subject: Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 10/13/2020

My public comments are for an item ON the Agenda

Agenda Item # 20-0074Z

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 My specific objection is that the Lake Forest/Virginia intersection is not able to handle so much traffic generated by wedding venue, and even if it could, would lower quality of life in the surrounding neighborhoods. I have not heard from a

single neighbor in favor of this development. The nearby community is united against. But in a gross conflict of interest, real estate agent (CBM) attempts to create a facade to counter the community's organic concerns and produce locals in favor of the project. Any local voices found by his well-funded scheme should be weighted in perspective compared to genuine neighborhood opposition. I firmly oppose zoning changes to support the venue. There is no house between mine and the proposed venue, yet I was not mailed a notice from the city nor the developer.

First Name	Lonnie
Last Name	Langle
Address 1	5013 Forest Lawn Dr.
Address 2	<i>Field not completed.</i>
City	McKinney
State	TX
Zip	75071
Email Address	

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

Joseph Moss

From: Terri Ramey
Sent: Monday, September 14, 2020 8:25 AM
To: Joseph Moss
Subject: FW: Case 20-0074Z

FYI -

-----Original Message-----

From: Beth L
Sent: Monday, September 14, 2020 3:31 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Case 20-0074Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

> Dear Sirs and Madams,

>

> Thank you for your continued faithful service to our community, and thank you for your time and attention regarding the subject of this email.

>

> My family and I are adamantly opposed to the proposed zoning change at Lake Forest and Virginia, case 20-0074Z. A few of our reasons include the increased traffic and noise, negative environmental impacts, and lack of economic benefits for our community. We fervently appeal to you to prohibit the construction of this event venue in our quiet neighborhoods.

>

> Respectfully,

>

> Drs. Mark and Beth Lessner

> Homeowners in Mallard Lakes

Joseph Moss

From: Peter Litwin
Sent: Monday, August 17, 2020 2:21 PM
To: Mayor; District2; District1; District3; District4; Atlarge1; Atlarge2; Contact-City Council; Contact-Planning; Jennifer Arnold; Joseph Moss
Cc:

Subject: OPPOSITION to case number: 20-0074Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear McKinney Planning and Zoning, Mayor Fuller, City Council, et al,

I **STRONGLY OPPOSE** the planned development and proposed zoning change, **case # 20-0074Z**, submitted by Sanjay Joshi and Steven Homeyer, which is a resubmission of a nearly identical case #20-0004Z that McKinney Planning & Zoning Commission already voted against. Please print this email message and add to your new case folder.

- New case number: **20-0074Z** https://drive.google.com/drive/folders/1BV5R5e5lhnE8luSGy8H75jt_nJWQz2G6
- Original case number: **20-0004Z** https://drive.google.com/drive/folders/16qmQ9FeAKFbu1tBrAeZSQky-vl_8cHE0

In spite of the overwhelming community opposition to, and the McKinney City and Planning Commission's vote AGAINST, the original rezoning request and development plans, Mr. Joshi resubmitted essentially the same request and plan when he recognized that his original request would likely be denied by a super-majority City Council vote. **This resubmission is a tactical ruse to circumvent previous opposition records, avoid another likely City Council super-majority vote, and try to increase the chances of pushing original plans through the City approval process. We all hope the City of McKinney recognizes this tactic for what it is and makes certain this is the LAST time this developer wastes McKinney's citizens' and City government's time and tax dollars on this rezoning request and development that is obviously and overwhelmingly OPPOSED by the neighborhoods surrounding this proposed development.**

This maneuver to withdraw and resubmit the same plan technically nullifies all previous opposition collateral that had been gathered for the previous nearly identical plan. As a result, the community is currently generating more hardcopy signatures and e-letters in protest, and will attend the next P&Z public hearing (again) and the subsequent City Council public hearings to reiterate all the same concerns. This attempt to game the system only serves to infuriate the

community, speaks to this developer's lack of sincere concern for this community, and strengthens this community's collective resolve to OPPOSE this zoning change and proposed development.

Note that the community organized two meetings with Mr. Joshi and his team to give Mr. Joshi the opportunity to address community concerns and propose practical solutions. Mr. Joshi used these meetings to attempt to sell his plans to the community but never actually offered tangible and acceptable changes or solutions. The only "compromise" Mr. Joshi was willing to make was a verbal "intention" to not have outdoor live bands, which is unenforceable in practical terms and would not preclude the center from piping indoor live-band and recorded music to the outdoor areas via speakers. Additionally, any new property owner would be able to reinterpret any outdoor amusement zoning variations and decide to have live music outdoors. In fact, Mr. Joshi did NOT include this intention in his resubmitted same plans, and did NOT include a promised "tie-down" clause to which he had verbally agreed. The upshot was that this developer did NOT propose any realistic solutions to address the community's serious concerns.

It is this community's expectation that the McKinney Planning and Zoning Commission and City Council will not turn a blind eye to the previous and upcoming overwhelming body of protest to this rezoning request and proposed event center in a residential area, and will make decisions that are in the best interest of their constituents and the tax-paying homeowners they represent.

Thank you for attention to this matter.

Respectfully,

Peter Litwin

5124 Sandy Ct, McKinney, TX 75072

Original and Ongoing Community Concerns for Rezoning Case #20-0074Z

- **Size & location** – 45,000 sq. ft, 5-story high, hosting 800+ visitors per event placed in the center of five residential neighborhoods. This triples the current size cap. P&Z took issue with this size and location because it is incompatible with the surrounding land uses and regulations.
- **Land Use / Outdoor amusement constant disturbance of the peace** – Celebrations of 800+ visitors with indoor/outdoor music in residential "quiet zone" days and evenings up to 11 p.m. (and likely later). P&Z took issue here, as well.
- **Business Irrelevant to local consumers** – An event center hosting 800+ people is useless and inappropriate to the surrounding community that nonetheless must endure whatever negative effects it will impose on this community. Non-compliant with our district strategy.
- **Financial Risk / Unique, non-reusable structure** – If business fails, community is left with an oversized, unused structure that serves no purpose for community. Also, Event venues rental fees are not taxable in McKinney, so MISD will suffer greatly from this development. Non-compliant with McKinney ONE.
- **Property rezoned and flipped** – Potential for other large and equally inappropriate structures and businesses to be created. Mr. Joshi also committed to re-submitting a tied-down layout, we have him recorded as saying so.
- **Oversized parking lot** – To accommodate 300+ vehicles (assumption being each vehicle will be a high-occupancy vehicle, plus sustained, invasive street-lamp pollution throughout the night).
- **Overflow traffic and parking overflow** – Potential for guests to park in surrounding neighborhoods. Google already shows typical slowdowns at Virginia and Lake Forest during the evenings of Friday and Saturday. Adding hundreds of cars at a peak time is non-compliant with the City's Mobile strategy for that junction.
- **Destruction of quality trees, natural beauty, open creek** – A development appropriate to current zoning should require minimal destruction of quality trees and other natural beauty.

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 12:34 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: OPPOSED TO case number: 20-0074Z (original case: 20-0004Z).

FYI

From: Peter Litwin
Sent: Wednesday, October 7, 2020 11:49 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>; Joseph Moss <jmoss@mckinneytexas.org>; Jennifer Arnold <jarnold@mckinneytexas.org>; Mayor <Mayor@mckinneytexas.org>; District2 <District2@mckinneytexas.org>; District3 <District3@mckinneytexas.org>; District4 <District4@mckinneytexas.org>; District5@mckinneytexas.org; District6@mckinneytexas.org
Cc:

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

City Staff, Planning & Zoning, and Council,

I am sending this message in OPPOSTION to the resubmitted rezoning and development request, case number: 20-0074Z (original case: 20-0004Z).

WE DON'T WANT A MEGA DAY/EVENING EVENT CENTER IN THE MIDDLE OF OUR NEIGHBORHOOD!

The fact that Planning & Zoning continues to entertain this development team's attempt to push a proposal through in light of overwhelming community opposition that the P&Z is already aware of and has already once rejected is a disturbing matter in and of itself that will additionally need to be addressed at some point in time.

After facing inevitable failure to win their case with a City Council super-majority vote and after P&Z had voted against their proposal, Joe Joplin, Steve Homeyer, and Sanjay Joshi withdrew their original proposal with the assertion that they wanted to "work with" the large, opposing community to revise their proposal and create a plan that would be agreeable to all parties. They didn't do either, didn't revise their plans to the mutual agreement of the all parties and didn't legitimately meet with the community. One meeting with a dozen residents who clearly opposed this proposal does not constitute adequate community outreach and collaboration, and should not be spun as "We listened," as noted below in Mr. Sanjay's somewhat disingenuous message. Furthermore, the mailing list we, the opposing community, have been using to communicate amongst ourselves, the same mailing list Mr. Sanjay and team borrowed to communicate with the community, has had no "bounce back" issues whatsoever. That this development team would claim they had difficulty reaching the community with these email addresses means they were either using wrong email addresses or they're simply not being truthful. The latter would not surprise me given the duplicitous behavior we've experienced from this team to date.

We do note, however, that Joshi has paid for a professional ad in FaceBook (see graphic below) soliciting support for his project from greater McKinney. So, he sidesteps the immense body of community opposition but opts to run expensive, professional ads in hopes of enticing residents who will not have to live near this center. This proves Joshi has **NO CONCERN FOR THE CONCERNS OF THE COMMUNITY** but is obsessed with getting his way and building his center in spite of overwhelming opposition.

In the one and only meeting Joshi and team had with a dozen community members, at the behest of the community and not the developers, they dismissed our concerns and instead continued to try to sell us on their original vision and intentions. They then made some superficial changes but did not resolve the fundamental issues of opposition:

- **Outdoor Amusement**, celebratory noise and other disturbances, including music and other party activities until 9 p.m. potentially seven days per week).
- **Overnight Suites**, which represents continuation of celebratory activities within the suites).
- **Overall Size**, which is incompatible with the surrounding community development masterplan, our district strategy, and the original PD.

- **Oversized Parking Lot** that winds around numerous backyards of the homes that line the perimeter of this property, representing nighttime disturbance from pedestrians and drivers late into the evening, and unending light pollution from street lamps.
- **Unclear Tie-down Clause** that was supposed to address size, traffic, and parking – none of which appear to have been done on the re-submit. So, we'll continue to be concerned about increased traffic conflicting with already slow downtimes (tracked by Google) and neighborhood overflow parking.
- **An Unneeded Business** that the most surrounding residents will have little to no use for but will nonetheless produce adverse effects these residents will be forced to ensure. It is apparent Mr. Joshi intends to import his consumers for each event.

THESE ARE OUR HOMES! We, the thousands of homeowners in neighborhoods throughout McKinney, purchased our homes on the promise that our City government would protect and honor the zoning restrictions within these neighborhood and that these neighborhoods would remain tranquil and not be infiltrated with large businesses that represent unending consumer activity and disruption of the peace. The fact that our City would even entertain proposals from self-serving developers that violate this trust is unacceptable, especially in light of all the previous opposition the City has already received. Should this proposal manage to get pushed through in spite of great community opposition, I assure you there will be immense community unity to investigate and expose what could only be interpreted as biased and self-serving city governmental representation.

We hope you all will respect our collective wishes and deny this second request and refuse to allow it to be resubmitted a third time.

Respectfully,

Peter Litwin

5124 Sandy Court, McKinney, TX 75072

👍 😮 ❤️ 705

36 Comments 228 Shares 🌐 ▼

👍 Like

💬 Comment

➦ Share

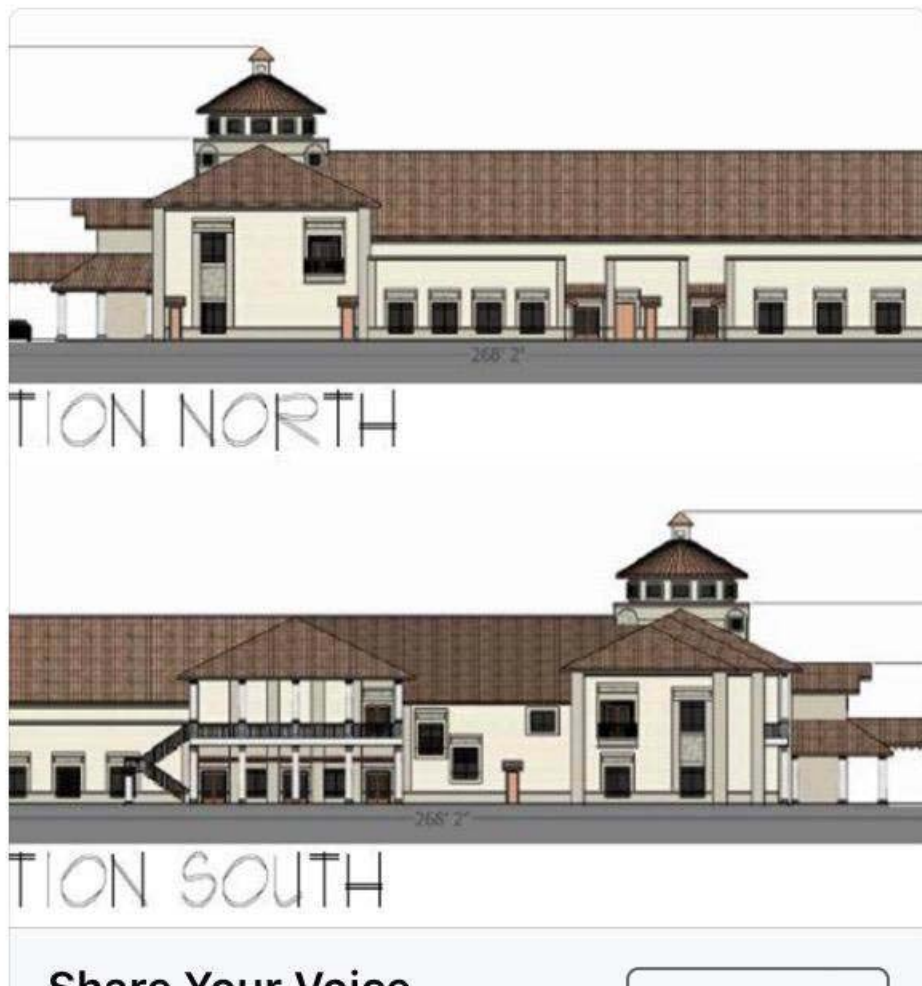


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Current McKinney residents - We Need You!



LETTER FROM JOSHI with **REBUTTAL COMMENTS**

From: sanjay Joshi <sanjayflowermound@gmail.com>

Date: Friday, August 28, 2020 at 5:22 PM

To: Steve Homeyer <shomeyer@hei.us.com>

Subject: McKinney Event center: We listened.

Dear All,

I want to apologize to those that have already received this email, but the majority of the email addresses came back today and yesterday as undeliverable when Steve Homeyer sent an email. As a result, I wanted to resend this email to make sure everyone had an opportunity to review the information.

Thank you to everyone who joined the Zoom meeting regarding the McKinney Event Center that we hope to construct at the corner of Virginia Parkway and Lake Forest Drive. We asked for the meeting in order to receive feedback and suggestions from the neighborhood in order to bring a park-like facility to the residents of the surrounding neighborhoods.

We believe that if each neighbor had a chance to see what is actually going to be built that they would support the proposed zoning change in order for this beautiful event center to be built. Unfortunately due to technical difficulties with Zoom access, we were unable to present our plan so I have attached it to this email so you can see that the look and feel of this project are designed to enhance the neighborhood.

(MM - We've seen the renderings many times, even the ones with palm trees and swans and fountains. Our concern is not the aesthetic, and the suggested beauty does and will not resolve our core concerns as noted above).

This building and the designer landscaping that will be included with it is designed to be an idyllic setting for special, upscale occasions, nestled in nature, and with amenities that indulge event guests.

I would like to recap and address the concerns we have heard from some neighbors in this email. I hope I have covered them all as I understand them to be as follows:

(MM - we have the playback of the video and are happy to share it. They missed a few things like overnight suites, overflow parking, and more).

1. The size of the single building is too big.

An alternative version of the event center can be built without the rezoning process. The current zoning allows for multiple buildings that do not exceed 15,000 square feet per each. In other words, we would be allowed to build two buildings or even three and utilize them for an event center. Multiple buildings of smaller sizes would allow us to increase the capacity of the event center, but we do not think that would enhance your community or offer the upscale, a beautifully landscaped park-like setting we imagined for our guests and the surrounding neighbors.

One suggestion from Mike Mecham was to limit the fire exits so that the building capacity is limited. We are happy to consider this suggestion subject to local building codes.

(MM – this can only be accomplished and satisfy the residents in a tie-down layout to limit capacity)

Detailed information about the allocation within the building is listed below:

Banquet Halls (two spaces, separated by a full kitchen and cannot be joined)
12,000 SF (Approximately 4,500 SF and 7,500 SF).

(MM - I encourage you to do your own capacity calculations [HERE: https://www.meetings.com/Meeting-Room-Capacity-Calculator](https://www.meetings.com/Meeting-Room-Capacity-Calculator), enter meeting room size and try some set-up formats to prove how much space is needed for attendee size).

Lounges/Pre-function 3,275 SF

Kitchen 1,982 SF

Offices (for event planners) 1,103 SF

Storage 2,440 SF

Dressing Rooms 2,940 SF (MM – are these the overnight suites?)

Utility/Restrooms/ Support 2,315 SF

Elegant Lobby, Stairs & Hallways 8,665 SF

Total: 34, 770 SF

Porches & patios will account for the balance of SF usage.

2. Noise Concerns/Outdoor Gazebo and Pond

We wish to allow couples to exchange vows outside, in the gazebo. That use requires an "outdoor amusement" designation. The word amusement can be interpreted many ways, but as my client has stated on numerous occasions, **he will not feature live bands outdoors.**

(MM - Our concern is any sound amplification - sound systems, musical instruments, PA systems, ceremonies use a mic, music hidden in rocks, etc. - and **also** large crowd noise (chants, cheers, etc. for groom/bride ceremonial moments include first kiss and departures. Outdoor Amusement is an all or nothing situation and should not be requested or approved this close to residents. Google "wedding venues and resident/neighborhood lawsuits" – there are enough examples of this issue and we don't want to be another one).

The following elements have been incorporated in order to offer a solution to the concern of noise pollution:

- The **distance** from the back of the building to the **residential lots is approximately the distance of a football field** or greater. This distance will also greatly reduce the transference of noise.

(MM - The outdoor space and gazebo is closer to residents. I can hear my neighbors gas-power lawn equipment from several houses away. I'm sure the wedding guests will be able to hear the same near the proposed gazebo).

- The proposed site plan includes **dense trees and vegetation along the residential lots in addition to a 6-foot masonry screen wall.**
- The banquet halls (where music would originate from) are designed with **high-quality separation wall materials.** This quality of construction will significantly mitigate noise traveling outdoors during the event.
- **Exterior doors are a high-quality acoustical class** which will also mitigate sounds.

(MM - The problem is that doors open to the outdoor space and face the residents. People come in and out during performances and we'll hear it due to the the orientation of facing the residents with balcony and terrace – it's dangerous and problematic).

Marriage vows will take place in the gazebo when the hot (and sometimes cold) Texas weather permits. The gazebo is approximately 180 feet from the residential lots on Sandy Court. In addition to the generous separation, extensive landscaping will be added in between which will further act as a noise buffer.

(MM – Most McKinney residents enjoy a d 500' quiet zone against commercial operations, especially those with late nights and weekend operations and we should expect the same on this lot. 180' is ridiculous close to residents for this this kind of operation).

As mentioned on the call, there are two separate ballrooms in the facility that cannot be combined because of a central kitchen. These ballrooms would host separate events.

(MM – These two spaces can be sold separately and concurrently as well which will have negative impacts on traffic, parking and noise).

3. Light Pollution/ Traffic

We are proposing to utilize the following design elements to mitigate and eliminate light pollution from the event center and parking area.

- We will use **modern LED light fixtures** which have shown to reduce stray light (light pollution).
- Directional lighting will be designed to minimize light pollution.
- The LED lights will be mounted on shorter poles which will decrease ambient light.
- The average landscape buffer yard is about 50 feet from any parking lot to a residential lot.
- The proposed landscaping plan will include dense trees and vegetation adjacent to the residential lots. In addition to the proposed landscaping, a 6-foot masonry screen wall will be constructed along the southern property line adjacent to the residential lots.

(MM – does not address traffic at all, what about vehicle lights, what about outdoor amusement lighting?).

4. Visibility of and from the event center

- A sight line analysis prepared by the architect from the venue building to the south indicates that a homeowner in their back yard will not be visible from a venue second-floor balcony or window.

- A homeowner in their backyard could possibly see a small portion of the front tower element through breaks in the dense tree line. The tower would be well over a football field away from the home.
- Venue customers will be not able to see from the balcony or a window into a residential backyard or home.

(MM – our issue is that size is completely incompatible with surroundings developments. Putting the largest Event Venue in McKinney in a residential area is incompatible. And the proposed orientation of the building is also problematic – we’d rather have the quiet back side of a commercial operation to help buffer noise and light – like most other resident / commercial adjacencies).

5. Financial risks/ property rezoned and flipped

To address this concern, we are **willing to attach our proposed site layout to the zoning case**. In doing so, the zoning will be limited to the proposed use in the general configuration as proposed. If there is a significant deviation from the proposed site layout as determined by the city, then a new zoning case will be required to go through the entire city review process. This will limit what could be constructed on the site, thus limiting the ability of anyone coming in and developing a completely different project without serving notice to the surrounding neighborhoods.

(MM - unless we are mistaken, “Attached” is different form “Tied-Down,” which is what they promised as part of this submittal).

6. Destruction of Nature

We believe the proposed solution of a single footprint building will help save the natural beauty of the property. By utilizing one larger building rather than multiple 15,000 square foot buildings, it will allow us to keep most of the existing on-site trees. And we will have room to plant more trees in order to create a more substantial buffer towards the residential properties.

(MM - trees could be preserved in a multiple building concept too, this is not an amenity that we’d prioritize over peace and quiet.

7. Emergency Access Gate on Village Drive

We are proposing to install a decorative metal fence with stone columns along the Village Drive right-of-way line. In addition to the decorative metal fence, we are also proposing to install an evergreen screen along Village Drive. We are also proposing to install an estate-style gate in lieu of a pipe rail gate to prevent pedestrian usage of this opening. This gate will be locked to prevent daily operations and will only be used by emergency services.

(MM - does not adequately address overflow parking into our neighborhoods or proximity of loading / dumpster / back of house operations area this close to residents. Are we to assume that load in and load out trucks and garbage won’t ever use this entrance? How can we be certain of the gate type?)

If you have any questions regarding this project, please feel free to contact me at shomeyer@hei.us.com or 972-906-9985.

Thanks

Steven R. Homeyer, PE (TX, OK)



TX FIRM REGISTRATION NO. F-8440

OK FIRM LICENSE NO. CA-6112

PHONE: 972-906-9985

FAX: 972-906-9987

WWW.HEI.US.COM

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Peter Litwin

ZONING CHANGE WRITTEN PROTEST SIGNATURE WITNESS AFFIDAVIT

I PETER LITWIN personally circulated the foregoing petition, that it bears 245 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.

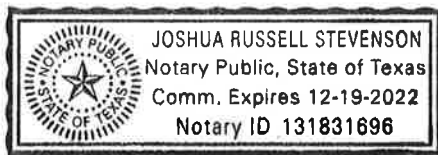
P. Litwin

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, a notary public, on this 3 day of November, 2020 personally appeared Peter Litwin, 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.

Joshua Stevenson Notary
Public, State of Texas

(Seal)



Opposition Petition to the City of McKinney Planning & Zoning change request, case number 20-0074Z
https://www.petitions.net/opposition_to_proposed_zoning_change__megawedding_event_center_-_case_number_20-0074z

WE ARE OPPOSED to the City of McKinney Planning & Zoning change request, case number 20-0074Z, which proposes to change long-standing zoning in the center of five established McKinney residential neighborhoods to allow for the construction of an indoor/outdoor 37,000 square-foot wedding event center intended to host large gatherings of up to 800 guests per event.

The property being targeted is the undeveloped tract of land on the southwest corner of Virginia Parkway and Lake Forest Drive.

This proposed rezoning and business would impose recurring day and EVENING disturbances of the peace, including outdoor large-crowd gatherings, celebratory noise, music, dancing, and alcohol consumption in the center of five adjoining, established residential neighborhoods. The long-term negative effects would impact residents surrounding the property and beyond, and should be of particular concern for anyone who has been drivers attending McKinney Boyd High School, which is only one block from the proposed event center.

The property developer, who is not a McKinney resident, has made it abundantly clear that he intends this center to cater to "upscale" people and host specific types of wedding events that traditionally include several hundreds of guests at a time (up to 800) and that can last for several days in a row.

Hundreds of homeowners who live directly beside or in close proximity of this tract of land purchased their homes over the years on the promise that their City government would honor the original zoning intended for this property, which is SMALL, DAY OFFICE SPACE WITHOUT OUTDOOR ENTERTAINMENT.

We are not opposed to a planned, sustainable business growth model within established business areas in and around McKinney. WE ARE OPPOSED to arbitrarily changing long-standing residential zoning to allow large businesses to infiltrate our neighborhoods, and in this case, a PRIVATE, LUXURY EVENT CENTER that will NOT benefit or be patronized by the majority, if any, of the homeowners who surround this venue. In essence, this venue offers no commercial value for these neighborhoods but will nonetheless disrupt the peace and tranquility of these neighborhoods and forever alter the City's original long-term growth vision designed to keep "McKinney Unique by Nature."

We urge the City of McKinney Planning and Zoning and City Council to OPPOSE this and future similar rezoning requests in our neighborhoods.

For reference, please review [case documentation](#).

Opposition Petition to the City of McKinney Planning & Zoning change request, case number 20-0074Z
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OPPOSITION TO PROPOSED ZONING CHANGE & MEGA WEDDING EVENT CENTER - Case number 20-0074Z

245 people have signed this petition.

#	Name	City	Email address	Email confirmed	Comment	Date
1.	Mike Mecham	McKinney	mmecham@levi.com	Yes	We love living in McKinney with our three children since 2008. As an adjacent homeowner and corporate event planner, I understand the ins and outs of an event operation. As the Corporate Event Planner for Levi Strauss & Co, for the last 20 years, I know the impact that large format events can have on the immediate area it surrounds. This parcel has been for sale for nearly 20 years and the owner went on record with us saying he's "just trying to get a piece of land sold." I oppose the updated zoning request because it is putting a square peg in a round hole and not good for McKinney residents.	2020-10-23
2.	Isabella Litwin	McKinney	izzymitwin@gmail.com	Yes		2020-10-23
3.	Steven Wade	McKinney	wadestevenr@gmail.com	Yes		2020-10-23
4.	Sandy Hart	McKinney	shart1113@gmail.com	Yes	This is an inappropriate use for this corner. It not only impacts the surrounding neighbors but also those of us who travel through this area. Move it somewhere else. Maybe Frisco where the Developer lives.	2020-10-23
5.	Steve Richins	McKinney	sirichins@gmail.com	Yes		2020-10-23
6.	Marie Kunz	McKinney	marie_kunz@att.net	Yes	1. The noise, traffic and lights will affect my homes 2. The sale of alcohol so close to high school drivers and a busy intersection. 3. Sheer size of this place, plus palm trees? Does not fit in our established neighborhood.	2020-10-23
7.	Christine DeCoudreaux	McKinney	decoudreauxc@gmail.com	Yes	This monstrosity will destroy the peace and look of our neighborhood. The developers want to put something in our neighborhood none of us will use and also does not fit here, Build your event center elsewhere and not in a neighborhood full of children!	2020-10-23
8.	Katie Barber	McKinney	mrskatiebarber@yahoo.com	Yes	I am signing this petition because I am very strongly opposed to the completely inappropriate and irresponsible installation of an event center being placed immediately against our neighborhood, especially when there are other lots in McKinney in commercial areas where it would not affect family residences.	2020-10-24
9.	Chris Eklund	McKinney	chriseklund@me.com	Yes	I'm opposed to changing long standing zoning which will hurt our community	2020-10-24
10.	Doris Adamson	McKinney	adamsondm48@yahoo.com	Yes	I am strongly opposed to this venue being built near a residential area. I am concerned that the increased traffic will interfere with traffic at the nearby Boyd High School.	2020-10-24
11.	Jim Vesterby	McKinney	vstrby@gmail.com	Yes	I live within 200 feet of the proposed site.	2020-10-24
12.	Joyce Gorman	McKinney	joyce.gorman@sbcglobal.net	Yes		2020-10-24
13.	Amy Witt	McKinney	amywitt2@att.net	Yes		2020-10-24
14.	CLARENCE HOLLIDAY	McKinney	clareneholliday@gmail.com	Yes		2020-10-24
15.	Suzanne Wagstaff	McKinney	suewagglb@att.net	Yes	Suzanne Wagstaff	2020-10-24
16.	Renee DeCoudreaux	McKinney	rnd1124@gmail.com	Yes	I believe the erection of this facility will negatively impact the quality of life in the neighborhood as well as diminish the property values.	2020-10-24
17.	Tareq Nasrallah	McKinney	tnasrallah@aol.com	Yes	I am opposed to the re-zoning for this monstrosity event center	2020-10-24
18.	Erika Bryant	McKinney	chicksta@gmail.com	Yes	This development would personally affect my family and our property. The noise and additional traffic are not welcome and I'm disheartened that a developer wants to build this type of building on this land. It does not fit with this corner and is unlikely to be successful without the support of hotel and other amenities nearby.	2020-10-24
19.	Daniel Litwin	McKinney	dannylitwin@yahoo.com	Yes	The idea of the plot of land behind our home, my childhood home, being ravaged for an outdoor wedding venue seems really out of touch with its surroundings. A residential community that has enjoyed the peace and quiet of this area will now have to live behind a live venue that will be extremely loud &, frankly, overtly targeted to the wealthy	2020-10-24

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#	Name	City	Email address	Email confirmed	Comment	Date
					if this passes, Think critically about what it means to put a wealthy private venue behind a working class neighborhood. It's an affront to the community to introduce such an uncontrollable & unpredictable variable to day to day life, even if the venue's intentions are innocuous.	
20.	Peter Litwin	McKinney	litwinpeter@yahoo.com	Yes		2020-10-25
21.	Kirk Cruden	McKinney	kirk.cruden@gmail.com	Yes		2020-10-25
22.	Amanda Woods	McKinney	awoods426@gmail.com	Yes		2020-10-25
23.	PATRICIA JOHNSON	MCKINNEY	pctomjon@sbcglobal.net	Yes	I live in the Villages of Lake Forest and will be adversely affected by this proposed construction, I find it incredibly hard to fathom why our city refuses to listen to those of us who live nearby.	2020-10-25
24.	Wendy Smith	McKinney	wendyparker23@hotmail.com	Yes		2020-10-25
25.	Melissa Cardenas	McKinney	rigonmelissa@msn.com	Yes	I am against this being built.	2020-10-25
26.	Chris Carroll	McKinney	ccarrollaudio@gmail.com	Yes	We live very close to the proposed development. The increase of traffic and noise is not something we desire with three young children. I also do not think that a luxurious wedding venue will serve this community. There are better options for this land that could actually benefit us.	2020-10-25
27.	Taylor Lobo	McKinney	lobotream@gmail.com	Yes	I live off of Virginia parkway near lake forest and I do not support the zoning change for such a massive event center. I love living here because it is a family centered area with primarily residences and businesses residents need. The noise and traffic would be far too much for this area. Hundreds of people leaving and arriving to an event, especially where there is likely to be drinking, poses a safety risk to families in the area as well. This is not the right area for that type of facility.	2020-10-25
28.	Lonnie Langle	McKinney	junkmailcollection@gmail.com	Yes	I moved away from one McKinney district to the Established Homestead District to get away from all the commercial construction. The city promised my new district would not have high traffic developments. What a slap in the face.	2020-10-25
29.	Tracy Jones	McKinney	tracyj0519@gmail.com	Yes	I agree that this is extremely OFFENSIVE! That the residents of McKinney have to fight so hard with the City to maintain their quality of living is shameful!	2020-10-25
30.	Edith Fife	McKinney	effe@sbcglobal.net	Yes	Noise and traffic from this venue will disrupt the 5 surrounding neighborhoods (including Mallard Lakes at McKinney) and decrease property values of those surrounding neighborhoods. This location is the WRONG place for the type venue!	2020-10-25
31.	Jana Porter	McKinney	janaporter@tx.rr.com	Yes	The venue is too close to our neighborhood and will interfere with residents entering our neighborhood. Don't particularly care for the noise and alcohol consumption that would take place. Bad place to build this. They don't care though as long as they get their money.	2020-10-25
32.	Christine Lang	McKinney	cmslang@yahoo.com	Yes		2020-10-25
33.	Erick Bruno	McKinney	erick.bruno0369@gmail.com	Yes	I'm signing this because I do not want the extra noise and traffic. I moved to this area to avoid that.	2020-10-25
34.	Richard Bradshaw	McKinney	richardbradshawtx@gmail.com	Yes		2020-10-25
35.	Jonathan Triumphour	McKinney	trumphourj@yahoo.com	Yes		2020-10-26
36.	Jade Hopkins	McKinney	jaderebeccahopkins@yahoo.com	Yes	I do Not want a venue built in my neighborhood	2020-10-26
37.	Maggie Thiel	McKinney	mckay.margaretl@gmail.com	Yes	I want to keep the peaceful atmosphere and nature- our reasons for moving here.	2020-10-26
38.	Tony Rodriguez	McKinney	tonyr1411@msn.com	Yes		2020-10-26
39.	Melissa Schwegman	McKinney	mschwegman@gmail.com	Yes		2020-10-26
40.	Andrea Wigglesworth	McKinney	awigglesworth1@gmail.com	Yes		2020-10-26

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#	Name	City	Email address	Email confirmed	Comment	Date
41.	Thomas Jason Wofford	McKinney	jason.wofford@verizon.com	Yes	I am opposed to this development	2020-10-26
42.	Charles Swann	MCKINNEY	cjmaxs@gmail.com	Yes		2020-10-26
43.	MARCIA FERN	McKinney	mrw1024@yahoo.com	Yes	I object to anything there that would increase traffic and noise for my neighborhood.	2020-10-26
44.	Rusty Jones	McKinney	rustyjonesart@gmail.com	Yes	We moved from Plano to McKinney 23 years ago to get away from the exact type of commercial encroachment being proposed for our neighborhood. So far they city has acted responsibly the insure neighborhoods are adequately protected, but this proposed event center demonstrates a change of heart, direction and lack of caring for the neighborhoods and citizens calling McKinney home. It's appalling the city hasn't already dismissed this proposal on its face due to the impact it will have on the neighborhoods that surround it. We strongly disapprove of the event center. We strongly disapprove of city council members and P&Z members who support this project. If the city feels it must develop this piece of property all we ask is you come to your senses, keep the zoning as is and develop the property to the benefit of its neighbors and the future of McKinney.	2020-10-26
45.	JoDell Holliday	McKinney	jammajod@yahoo.com	Yes	An event center should not be in a residential area. Protect our homes.	2020-10-27
46.	Heidi Mecham	McKinney	heidhmecham@gmail.com	Yes	This is not the right location for this venue. It needs to be in a commercial district not somewhere zone for small business.	2020-10-27
47.	Troy Fields	McKinney	stonerhill73@hotmail.com	No	Troy Fields	2020-10-27
48.	Mia Bella Mecham	McKinney	mbmecham5@icloud.com	No	I am signing because I think that we could use something better then an event center there.	2020-10-27
49.	Emma Sappington	McKinney	emmy4osu@gmail.com	No	I am a mckinney resident	2020-10-27
50.	Sharon Cromwell	McKinney	srcromwell@att.net	No	This project does not belong in our neighborhood! Too much traffic, noise, lights.	2020-10-27
51.	Deborah Yim	McKinney	deborahleesoler@gmail.com	No	My house backs up to Virginia and I don't need a huge event Center in my backyard. I would also affect the value of my house.	2020-10-27
52.	Randi Wiggins	Mckinney	rwiggins2375@gmail.com	No	We don't need a venue at this intersection. It can barley handle the traffic as it is	2020-10-27
53.	Chelsea Batscha-Stanley	McKinney	cbatscha501@gmail.com	No		2020-10-27
54.	Bryan Woods	McKinney	bmw4909@yahoo.com	No	It is too big and far too disruptive to the community. Bad	2020-10-27
55.	Jenny Hernandez	McKinney	jnkateyes@yahoo.com	Yes	This event center is entirely too big to put in the middle of neighborhoods.	2020-10-27
56.	Anthony Anders	McKinney	anthony.anders87@gmail.com	Yes		2020-10-27
57.	Marsha Mcknight	Mckinney	marsha.coburn@yahoo.com	Yes	I live in neighborhood. Too close to residential for such a place. There will be too much noise and traffic. Should keep what property is zoned for	2020-10-27
58.	Laurie Wells	McKinney	mckinneywells@sbcglobal.net	Yes		2020-10-27
59.	Emily Reed	McKinney	emandkyra@yahoo.com	Yes		2020-10-27
60.	Tim Taylor	McKinney	taylor_tim@sbcglobal.net	Yes	I'm signing because I do not think the proposed re-zoning is good for McKinney, particularly the surrounding neighborhoods. Uses for that property that are consistent with the current zoning would be more beneficial and less intrusive. I understand that the current property owner may not be able to monetize it as readily with the current zoning, but that was a known risk when they acquired the property.	2020-10-27
61.	Ann Noggle	McKinney	ann.noggle@yahoo.com	Yes		2020-10-27
62.	Meredith Shelton	Mckinney	meredith@ecotechsystems.net	Yes		2020-10-27
63.	Sherry Jackson	Mckinney	sherryjackson@gmail.com	Yes	I am opposed to the rezoning.	2020-10-27

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#	Name	City	Email address	Email confirmed	Comment	Date
64.	M.R. Imboden	McKinney	tradestuff@msn.com	Yes	I'm signing because this is my neighborhood! I don't want to live next to this. It will affect the resale value of my property! I enjoy the peace & quiet of my neighborhood. This WAY too close to my home! This will cause noise & light pollution in my area.	2020-10-27
65.	Anita Courville	Keller	anita@fatmarker.com	Yes	We strongly believe that this MEGA event center will affect the quality of life AND the property values in this quiet McKinney subdivision.	2020-10-27
66.	Megan Smith	McKinney	meganleigh117@gmail.com	Yes		2020-10-27
67.	Carrie Rogers	McKinney	carriedrogers@gmail.com	Yes		2020-10-27
68.	Michael Griggs	McKinney	griggsms@gmail.com	Yes	Worst idea the city has ever had!	2020-10-27
69.	Amy Kerby	McKinney	akerby13@yahoo.com	Yes	I'm opposed!	2020-10-27
70.	Susan Wesely	McKinney	gatorgirl98@yahoo.com	Yes	Not only is this business completely disruptive to our quiet neighborhoods, Virginia Parkway cannot possibly handle this amount of added traffic.	2020-10-27
71.	Justin Smith	McKinney	justinwsmith03@yahoo.com	No		2020-10-27
72.	Sean Goforth	McKinney	sean67bird@gmail.com	No		2020-10-27
73.	Joseph Noggle	McKinney	jaaangl@msn.com	Yes		2020-10-27
74.	Nancy Scroggins	McKinney	onewestie1114@aol.com	Yes	I am opposed to such a large event venue in a small neighborhood area. Please take this venue out where there is lots of open space.	2020-10-27
75.	Amy Anders	McKinney	amynicole39@gmail.com	No	I'm signing because this change will negatively impact the neighborhoods surrounding the area.	2020-10-27
76.	Julie Krause	McKinney	designart.juleann@gmail.com	Yes	This is an immoral action because of the permanent disturbance to our animals and our beautiful land, AND it is dangerous and disruptive to our community!	2020-10-27
77.	Mark Mackenzie	McKinney	marktjm@yahoo.com	Yes	Because I live just down the street and don't want the night time noise trash and drinking so close to my home. Makes no sense to place this here. There are no nearby hotels or restaurants close by. This is a residential area. Keep it that way!	2020-10-27
78.	Francisca Lopez	McKinney	franciscaturk@gmail.com	Yes	I live in Stonebrooke and do not want traffic in my neighborhood	2020-10-27
79.	Melissa Pennington	McKinney	melissakpennington@gmail.com	Yes	As a homeowner in the Stone Brooke Crossing community with children, I oppose this. We have enough crazy drivers, and do not need to add more traffic in or around our community. We also do not want the noise or drunks that will come from this type of venue.	2020-10-27
80.	Kelli Rehn	McKinney	kelsjor@gmail.com	Yes		2020-10-27
81.	Scott Stouder	McKinney	sstouder427@gmail.com	Yes		2020-10-27
82.	Melissa Duce	McKinney	melissaduce@gmail.com	Yes	We are a quiet neighborhood. Many families have small children who are asleep early in the evening. Sound freely travels through our quiet streets. An event venue would disrupt the peace in our neighborhood, especially those of us with small children or who are otherwise early sleepers.	2020-10-27
83.	David McGill	McKinney	davidmcgill@outlook.com	Yes	I'm signing because this wedding event center is not the right business for this corner, directly adjacent to our neighborhood.	2020-10-27
84.	Brenden Mesch	McKinney	bdmesch@gmail.com	Yes		2020-10-28
85.	Greg Davis	McKinney	gdavis@hhomesltd.com	Yes		2020-10-28
86.	Mariàngela Litwin	McKinney	malitwin@sbcglobal.net	Yes	I firmly oppose the rezoning and the construction of such a huge event center in a residential area.	2020-10-28
87.	Stephanie Fridland	McKinney	tx2014@gmail.com	Yes		2020-10-28
88.	Brenda Watson	McKinney	organizedprofessional@yahoo.com	No	I'm signing because I have lived walking distance from this intersection for the past 22 years. An event center backing up to a residential neighborhood is ridiculous! Not to mention that it would be less than 1/4 mile from a public High School where over 3000 minors attend. How will McKinney keep human trafficker's, pedophiles and others	2020-10-28

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					whom may hurt our kids away when the kids have to walk right by it. Our cross country teams run by it every day. If anything McKinney should consider using this corner for a Public Playground for little kids or even a Teen Center for High School kids after school.	
89.	Beatriz Alvarez	McKinney	berna702000@gmail.com	No		2020-10-28
90.	Kylie Cross	McKinney	kylicross98@yahoo.com	No		2020-10-28
91.	Catherine Heleski	Mckinney	cjheleski@gmail.com	Yes		2020-10-28
92.	Suzanne Fuller	McKinney	sdfuller1@att.net	No	I live in the adjoining neighborhood and I'm vehemently opposed to an "entertainment venue" in this residential area.	2020-10-28
93.	Cynthia Vandendool	McKinney	cvandendool2@att.net	No	Bad for the area	2020-10-28
94.	Heather Cramer	McKinney	heatherlaking@gmail.com	Yes	This event center makes absolutely no sense in this location. Why are we even having to argue that a large outdoor event center should not be within feet of where children sleep? I'm not opposed to development, but this does not belong here.	2020-10-28
95.	Joslin Dsouza	Mckinney	joslinmusic@yahoo.com	No	Too close to homes	2020-10-28
96.	Theresa Weishaar	McKinney	theresa@weishaar.org	No	Wrong venue for this area.	2020-10-28
97.	Todd Weishaar	McKinney	todd@weishaar.org	No		2020-10-28
98.	Gustav Schmiege	McKinney	gustschmiege@gmail.com	Yes	Keep McKinney unique by nature. Building grounds on this property would be a great mistake. Please consider the cows, the beauty and the pretty hills we all enjoy while passing.	2020-10-28
99.	Eugene Isotti	Mckinney	eugeneisotti@tx.rr.com	Yes		2020-10-28
100.	JoAnne Isotti	McKinney	joisotti@tx.rr.com	Yes	I have been a resident of StoneBrooke for 20 years. Such a facility will be inappropriate for its proximity to residences, 2 schools, a bike route, etc.	2020-10-28
101.	Shirley Thiberville-Mcclain	Mckinney	magnoliagir1206@yahoo.com	Yes		2020-10-28
102.	Kelly Bender	Mckinney	kelly.m.rader@gmail.com	Yes	I do not support the re-zone. It would be disruptive and absolutely detrimental to the surrounding residents	2020-10-28
103.	Tyler Young	McKinney	tyleradamyoung@gmail.com	Yes	I live here and there are no hotels nearby, so people will inevitably drink and drive. When this thing goes out of business it will not be easily repurposed.	2020-10-28
104.	Jennifer Pierce	McKinney	jleighpie@hotmail.com	Yes	Leave the land be	2020-10-28
105.	Justin Crocker	MCKINNEY	justincrocker1@gmail.com	Yes		2020-10-28
106.	Kristina Peters	McKinney	kriistyna73@gmail.com	Yes	adjacent to many residential areas and schools. This is an unacceptable area for such a venue.	2020-10-28
107.	Kayce Mershon	McKinney	kayce.mershon@gmail.com	Yes		2020-10-28
108.	Hillary Warren	Mckinney	hlscofield@gmail.com	Yes	My neighborhood backs up to where they want to build this monstrosity	2020-10-28
109.	Mary Stewart	Mckinney	mary.k.stewart@pepsico.com	Yes	we do not want this huge venue next to our housing	2020-10-28
110.	Rhoda Lynn	McKinney	dclynn91@gmail.com	Yes		2020-10-28
111.	Kaye Franks	McKinney	kjeanfranks@hotmail.com	Yes	As a resident of McKinney and living not too far from this proposed venue, I support the OPPOSITION to this development. It is an inappropriate location for such a venue and would be very disruptive to the area and the homeowners living nearby. We do not need this type of venue - particularly during this pandemic - and other more appropriate areas should be considered at a later date.	2020-10-28
112.	Karen Sowards	McKinney	iamjustonemom@gmail.com	Yes	I oppose rezoning case #20-0074Z.	2020-10-28
113.	Alexandra Boecking	McKinney	alex.boecking@yahoo.com	Yes		2020-10-28

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114.	Kristy Seymour	McKinney	sots2004@gmail.com	Yes	The location chosen is a residential area lacking the support structure for such a venue. The proximity to homes will bring noise concerns. It is expected a venue drawing 800+ a venue where alcohol is served will cause safety concerns with traffic and other unsafe decisions. Additionally, property values in the adjacent neighborhood will likely decline. There is lots of other properties available at similar costs in better, more supportive locations.	2020-10-28
115.	Ben Alford	Mckinney	bena@alfordhomes.com	Yes		2020-10-28
116.	Sharon Hockensmith	McKinney	sharhock@aol.com	Yes	I am opposed to this event center project because it will negatively impact nearby neighborhoods, roads and schools.	2020-10-28
117.	Jennifer Garcia	Mckinney	jrb1209@yahoo.com	Yes	I'm signing because I live nearby and do not want the noise and traffic to be so close to home!!!!	2020-10-28
118.	Brandon Shangraw	McKinney	brandon.shangraw@gmail.com	Yes		2020-10-28
119.	Pat Armstrong	McKinney	patarmstrong@ebby.com	Yes	I believe an event center, if approved, would effect the home values in the area.	2020-10-28
120.	Lonai Williams	McKinney	lonai.williams@gmail.com	Yes		2020-10-28
121.	Mark Womack	Mckinney	mark.anne3531@gmail.com	Yes	This is the second time this proposal has come up. The first time it was voted down by the P&Z. It is my understanding that no significant change has been make. So why again? No zoning change.	2020-10-28
122.	Laura Allen	MCKINNEY	fisherlb@yahoo.com	Yes		2020-10-28
123.	Tim Pelley	Mckinney	pelleytim@gmail.com	Yes	I oppose the wedding center	2020-10-28
124.	MARY ANN JURAK	MC KINNEY, TX	maryannjurak@att.net	No		2020-10-28
125.	Lori Plummer	McKinney	loriluvxs@aol.com	Yes	This will ruin McKinney even more. if i wanted to live in a city like Plano I would have moved there instead of here.	2020-10-28
126.	Melissa Shangraw	McKinney	melissa.shangraw@gmail.com	No		2020-10-28
127.	Joelle McGill	McKinney	joellemcgill@hotmail.com	No		2020-10-28
128.	Corin Thomlinson	McKinney	corinthomlinson@gmail.com	No		2020-10-28
129.	Joyce Hetzel	Mckinney, TX	jhgottasing@sbcglobal.net	No	The current zoning is best for our community and should not be changed.	2020-10-28
130.	Ramona Johnson	Mckinney	mollynn64@gmail.com	No		2020-10-28
131.	Marti Byers	Mckinney	byersjm@twc.com	Yes		2020-10-29
132.	Virginia Briedwell	McKinney	wjbriedwell@sbcglobal.net	Yes	I do not want an entertainment venue right behind my house. Too much light, traffic and noise for a residential area.	2020-10-29
133.	Boyd Pelley	Mckinney	b4pelley@gmail.com	Yes	That's not the place for such a large venue.	2020-10-29
134.	Cathy Tweedt-Irwin	McKinney	cathytweedt@sbcglobal.net	Yes	I am signing this petition because I feel this location is absolutely the wrong location for a venue of this type.	2020-10-29
135.	Amanda Stark	McKinney	astark26@gmail.com	Yes		2020-10-29
136.	krista rogers	McKinney	krista_n_rogers@yahoo.com	Yes		2020-10-29
137.	Kendra Larson	McKinney	kendra_larson@sbcglobal.net	Yes	Keep our neighborhood!!! We don't need this here, makes traffic busier and congested, Safety for our kids!	2020-10-29
138.	Jamie Mashburn	Mckinney	jmele86@yahoo.com	No		2020-10-29
139.	Kathryn Hollis	McKinney	kohollis@gmail.com	Yes		2020-10-29
140.	Shanyea Buchanan	McKinney	ixoxohintmarv@gmail.com	No	McKinney is now becoming un unique by nature.. Our traffic is already bad and that area is not good for what's proposed.	2020-10-29
141.	Bev Cyranowicz	Mckinney	bevcyran@yahoo.com	No		2020-10-29

Opposition Petition to the City of McKinney Planning & Zoning change request, case number 20-0074Z
https://www.petitions.net/opposition_to_proposed_zoning_change__megawedding_event_center_-_case_number_20-0074z

#	Name	City	Email address	Email confirmed	Comment	Date
142.	Cathy Lightfoot	Mckinney	cathylightfoot6@att.net	No	I think its too much noise for the neighborhoods around it. I think the drunks driving through the neighborhood is dangerous. Plus its in the middle of mckinney, Something like the events needs a place with space	2020-10-29
143.	Steven Williams	McKinney	decharles.williams@gmail.com	No		2020-10-29
144.	Dianna Weber	McKinney	dcweber452@gmail.com	No		2020-10-29
145.	Leah Ratliff	McKinney	ratliffstoremail@gmail.com	Yes	I disagree with the city planning on this issue.	2020-10-29
146.	Andrew Zimmer	McKinney	azimmer4@hotmail.com	Yes	I live in the Stonebridge Ranch planned community and Hundreds of homeowners who live directly beside or in close proximity of this tract of land purchased their homes over the years on the promise that their City government would respect and honor the original zoning intended for this property, which is SMALL, DAY OFFICE SPACE	2020-10-29
147.	Debbie Meyer	McKinney	debmeyer@tx.rr.com	Yes	It's ridiculous to have such an event center in a family neighborhood. Put it further out of town. And at this point in time it's irresponsible to build something that holds so many people.	2020-10-30
148.	Jana Fancher	McKinney	jana_been@yahoo.com	Yes	I live in Stonebrooke crossing and that's all that needs to be said	2020-10-30
149.	Bill Sims	McKinney	wws1055@gmail.com	Yes	This is not the right location for this event venue.	2020-10-30
150.	Ksenia Ray	McKinney	kseniaray@hotmail.com	Yes		2020-10-30
151.	Amy Childs	Mckinney	amymchilds@yahoo.com	Yes		2020-10-30
152.	Bree Banks	McKinney, TX	breebanks97@gmail.com	Yes		2020-10-30
153.	Veronica Quinlan	Mc Kinney	veronicaquinlan@sbcglobal.net	No	I am signing this because I feel this rezoning would not be a good addition to our community.	2020-10-30
154.	Brian Goodenough	Mckinney	4briangoodenough@gmail.com	Yes	We are absolutely OPPOSED to the Zoning Change proposal at Lake Forest and Virginia, Case 20-0074Z for the following reasons: 1. Does not support the economic and financial growth of McKinney as readily as office and retail. 2. An event center does not serve nor support the surrounding neighborhoods 3. Exceeds building sizes established in the original Planned Development/Zoning and would be disproportionate to the surrounding areas 4. Does not align with the purpose and psychographic of our "Established Community" district 5. Would be very difficult, if not impossible, for "outdoor amusement" and event venues for 800 seated to comply with city ordinances including but not limited to: - Noise (proximity to residents) - Lighting (for outdoor/parking) - Landscaping (tree preservation) - Event permitting (safety, fireguard, traffic, parking) Sincerely, Brian Goodenough	2020-10-30
155.	Olivia Williams	McKinney	livv_508@hotmail.com	Yes	I'm signing because I care about this community.	2020-10-30
156.	Rebecca Lipari	McKinney	rclipari@gmail.com	Yes		2020-10-31
157.	Carmen Brooks	McKinney	lmmaathlete@gmail.com	Yes		2020-10-31
158.	Laury Bravo	McKinney	lauryann@dabravos.com	Yes		2020-11-01
159.	Maria Daiute	McKinney	emariadaiute@gmail.com	Yes		2020-11-01
160.	Amira Gonzalez	McKinney	amirago@gmail.com	Yes		2020-11-01
161.	Ashley Bearden	McKinney	ashley.bearden@hotmail.com	Yes		2020-11-01
162.	Robert Huffhines	McKinney	rbh3305@gmail.com	Yes	Prefer not to have the noise and traffic or tall buildings near neighborhood. Alcohol should be prohibited due to proximity to neighborhood.	2020-11-01
163.	Holle Hannon	McKinney, TX	holleehannon@aol.com	Yes	We do Not want this event center in our neighborhood.	2020-11-02
164.	Dan Hannon	Mckinney	dahnnn@aol.com	Yes		2020-11-02

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#	Name	City	Email address	Email confirmed	Comment	Date
165.	Elvira White-Lewis	McKinney	prof502002@yahoo.com	Yes	I live less than 200' from this proposed structure and this is not in line with the zoning that was on file when I purchased my home, Loud music and traffic imposing upon my home and my neighborhood was not part of my plans for peace and quiet enjoyment in my residential, established neighborhood.	2020-11-02
166.	Brenda Sims	McKinney	wwsims1055@att.net	Yes		2020-11-02
167.	Amanda Campbell	McKinney	bravocampbell@hotmail.com	No	I live very nearby this proposed zoning shift and do not feel it is in the best interest of the community to allow this development.	2020-11-02
168.	Shannon Benjamin	McKinney	fsab30@att.net	No	I am opposed to the disruption this type of business will bring to the neighborhood; increased traffic and people out at late hours.	2020-11-02
169.	braxten mecham	mckinney	bhmecham@icloud.com	Yes	I don't want a bunch of drunk drivers on the road with me driving home from Boyd High School. It would also cause loud noise since I live on the neighborhood by it.	2020-11-03
170.	zoe wilson	mckinney	zoelsabelle05@gmail.com	Yes	near me	2020-11-03
171.	jillian fox	mckinney	jaf2005@icloud.com	Yes	I go to mckinney high and I know that if we had a huge convention built near the school and my neighborhood it would be very dangerous and affect my life in a negative way. it would cause drunk drivers out in the road near where I live and my school and especially the loud noise would be hard for me to fall asleep to at night. this isn't the best idea to build a convention near a school and plenty of neighborhoods.	2020-11-03
172.	mallory andersen	mckinney	malloryandersen3@gmail.com	Yes	my friend needs help	2020-11-03
173.	ella brausen	mckinney	ellabrausen@gmail.com	Yes	I'm signing this because an unneeded recreational center is very disruptive and will cause many problems	2020-11-03
174.	Caiden Jurney	McKinney	kkmanrocks@icloud.com	Yes	Too much noise at nights	2020-11-03
175.	Emma Hildebrandt	McKinney	emmemichelle06@gmail.com	Yes	Very unsafe.	2020-11-03
176.	Meredith Burrell	McKinney	mereburrell@aol.com	Yes		2020-11-03
177.	Kristi Penley	McKinney	kjd330@att.net	Yes		2020-11-03
178.	Avery Gehm	McKinney	averygehm@yahoo.com	Yes		2020-11-03
179.	Brittney Harris	McKinney	britt.harris411@gmail.com	Yes		2020-11-03
180.	Leila Harper	McKinney	pinkflamingo416@aol.com	Yes		2020-11-03
181.	Jennifer Gilliam	McKinney	glliamjennifer@yahoo.com	Yes		2020-11-03
182.	Sharon Rickaby	McKinney	srickaby@gmail.com	Yes		2020-11-03
183.	Sam House	McKinney	samminhouse@gmail.com	Yes		2020-11-03
184.	Ryan Rickaby	McKinney	ryan.rickaby@biolabinc.com	Yes		2020-11-03
185.	Lou Gehm	McKinney	lougehm@yahoo.com	Yes		2020-11-03
186.	BRIAN PENLEY	MCKINNEY	kristi.penley@mitchell.com	Yes		2020-11-03
187.	Aaron Powell	McKinney	redfriedrice@hotmail.com	Yes		2020-11-03
188.	Richard Strock	McKinney	rstrock2@gmail.com	Yes		2020-11-03
189.	Pippin Galloway	Mckinney	jarpip@tx.rr.com	Yes		2020-11-03
190.	Holly Mckay	Mckinney	hmckay125@gmail.com	Yes	For the safety of our young drivers and for the sake of preserving our neighborhood.	2020-11-03
191.	Jennifer Flock	McKinney	jennifer_flock@sbcglobal.net	Yes		2020-11-03

Opposition Petition to the City of McKinney Planning & Zoning change request, case number 20-0074Z
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#	Name	City	Email address	Email confirmed	Comment	Date
192.	Marshall Wright	McKinney	marshallwright@gmail.com	Yes	A property owner and parent of soon-to-be teen drivers and McKinney Boyd students.	2020-11-03
193.	Laura Arouca	McKinney	laura.arouca12@gmail.com	Yes		2020-11-03
194.	Lindsey O'Hara	McKinney	linzillzilla@gmail.com	Yes		2020-11-03
195.	Jami Woodward	McKinney	jamlwoodward@tx.rr.com	Yes		2020-11-03
196.	Holden Hannon	McKinney	holdenhannon@gmail.com	Yes	I don't want a disruptive event center in our neighborhood.	2020-11-03
197.	Stacy Powell	McKinney	stacypowell@gmail.com	Yes		2020-11-03
198.	Amy Norred	Mckinney	amynorred@live.com	Yes		2020-11-03
199.	Serena Ashcroft	Mckinney	openmckInneyschools@gmail.com	Yes		2020-11-03
200.	Lisa Bradshaw	McKinney	llsabadshaw601@gmail.com	Yes	Do not want this event center so close to area my teens drive every day and on the edge of a long standing neighborhood	2020-11-03
201.	Morgan Baker	Mckinney	mobakenator@gmail.com	Yes	Do not build!!	2020-11-03
202.	Nathan Baker	McKinney	ounathan@hotmail.com	Yes		2020-11-03
203.	Michele Schwab	McKinney	michele.ring@yahoo.com	Yes		2020-11-03
204.	Molly Jurney	Mckinney	mollyjurney@hotmail.com	Yes	I don't want anything built on this land	2020-11-03
205.	Sherrri Richie	Mckinney	sherrri.richie@hotmail.com	Yes		2020-11-03
206.	Amber Epperson	McKinney	jpepperson@msn.com	No		2020-11-03
207.	Creed Butler	Mckinney	creed.butler0904@gmail.com	No	I want safe neighborhoods.	2020-11-03
208.	Melissa Vollmer	Mckinney	vollmermel@sbcglobal.net	No		2020-11-03
209.	Amy Wood	Mckinney	aroehwood@gmail.com	No		2020-11-03
210.	Forrest Timmons	McKinney	forrest.timmons@gmail.com	No		2020-11-03
211.	Charmaine Cook	McKinney	thecookgang2@gmail.com	No		2020-11-03
212.	Hope Hannon	McKinney	hopehannon@icloud.com	No		2020-11-03
213.	Kelly Marie Davis	MCKINNEY	k-gdavis@sbcglobal.net	No	This is not the correct place for such a venue	2020-11-03
214.	Mandy Brown	McKinney	mandybrown28@att.net	No		2020-11-03
215.	Rex Ryan	Mckinney	rexwryan@aol.com	No		2020-11-03
216.	Stuart Mckay	Mckinney	smckay@hotmail.com	No		2020-11-03
217.	Jill Price	Mckinney	jillbprice@gmail.com	No	I'm signing this because I do not want this to happen! I'm tired of every inch of nature being destroyed.	2020-11-03
218.	Anna Olan-Smith	McKinney	aocashin@me.com	No		2020-11-03
219.	Cory Harris	McKinney	crharris214@outlook.com	No		2020-11-03
220.	Eva Greco	McKinney	evagreco@att.net	No		2020-11-03
221.	Tonia May	McKinney	tonia.may@hotmail.com	Yes	I don't want to see that beautiful piece of property developed. Especially by such a future traffic/accident prone area	2020-11-03
222.	Leonie Alexander	Mckinney	leonilealexander@gmail.com	No	It would be horrible for traffic and neighboring communities.	2020-11-03

Opposition Petition to the City of McKinney Planning & Zoning change request, case number 20-0074Z
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#	Name	City	Email address	Email confirmed	Comment	Date
223.	Dani Wrench	McKinney	daniwrench@yahoo.com	Yes		2020-11-03
224.	Brooke Gehm	McKinney	brookegehm@yahoo.com	No		2020-11-03
225.	Jill Strock	McKinney	jill_manbeck@hotmail.com	No		2020-11-03
226.	Melissa Nicholson	McKinney	fitwithmelissa@aol.com	No	Not appropriate for the area	2020-11-03
227.	alexis golab	mckinney	lexizooconoe@gmail.com	No		2020-11-03
228.	sydney freeland	mckinney	sydneyfreeland05@gmail.com	No		2020-11-03
229.	Nina Rasca	Mckinney	dogsandflips@gmail.com	No	it's not safe near a neighborhood	2020-11-03
230.	Kayla Scilimenti	Mckinney	kaylasclimenti@gmail.com	No		2020-11-03
231.	Regan Fene	Mckinney	regan.fene@gmail.com	No		2020-11-03
232.	hailey millwee	mckinney	haileymillwee@gmail.com	No		2020-11-03
233.	karsyn riesch	mckinney	krhiann0501@gmail.com	No	because i go to mckinney boyd highschool and i know a bunch of people that live around the area this place is being built and it's simply not safe or smart to built it	2020-11-03
234.	katherine jessup	mckinney	jathrinekessup@gmail.com	No	braxy said so	2020-11-03
235.	trent heintz	mckinney	trentonbb863@mail.com	No		2020-11-03
236.	morgan nabors	mckinney	morgannabors@lcloud.com	No		2020-11-03
237.	simran mehta	mckinney	sim564738@gmail.com	No		2020-11-03
238.	beth ryan	mckinney	bethryan707@gmail.com	Yes		2020-11-03
239.	Trina Mauk	Mckinney	meshe074@gmail.com	Yes		2020-11-03
240.	Laila Ismail	Novi	lailaismail2005@gmail.com	No		2020-11-03
241.	Marianne Lamont	McKinney	mkcmlamont@gmail.com	No		2020-11-03
242.	Heather Strait	Prosper	hastrait@gmail.com	Yes		2020-11-03
243.	Haley Rogers	McKinney	haleymrogers17@gmail.com	Yes		2020-11-03
244.	Cade Bradshaw	McKinney	cadehomey@gmail.com	Yes		2020-11-03
245.	April Edwards	McKinney	edwards1201@att.net	No	The traffic at this intersection is already high and crazy with the high school drivers. We do not need a big venue creating more congestion at this location. With the walkers, bikers, joggers, etc it will create a dangerous area.	2020-11-03

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 3:01 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

-----Original Message-----

From: Chris Lopez
Sent: Wednesday, October 7, 2020 2:52 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,

Chris Lopez
5013 Falcon Hollow Rd

Joseph Moss

From: Barbara Lotz
Sent: Wednesday, August 19, 2020 3:14 PM
To: Contact-Planning
Cc: District2; District1; District3; District4; Atlarge1; Atlarge2; Contact-City Council; Jennifer Arnold; Joseph Moss
Subject: Case 20-0074Z, Opposition to Zoning Change

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir or Madam,

This letter is a response in OPPOSITION to the Zoning Change proposal at Lake Forest and Virginia Parkway, Case 20-0074Z, which previously received a NO recommendation from the McKinney Planning & Zoning Commission.

For two years, my husband and I scoured the Metroplex looking for a quiet community where we could retire. The numerous parks, established neighborhoods, walking trails, bike paths and water features sold us on McKinney. We moved here last fall and have been very happy with our choice of Pecan Crossing.

Coming from crowded Southwest Arlington, I can tell you, this area was a rare find. While the housing costs and taxes were substantially more than our former neighborhood, we felt it worthwhile to have a peaceful quality of life so close to all the unique amenities of historic downtown McKinney.

I am shocked to hear McKinney City Council is considering a zoning change which would allow the construction of a 45,000 square-foot event center. According to Google Maps, this would be the 6th event center within a 5-mile radius, a dubious business choice and poor fit for our quiet residential community.

This proposed build will be less than one mile from my beautiful neighborhood. The traffic increase on Lake Forest alone will negatively impact our property values and make it very difficult to enter and exit our neighborhood (already a challenge at the start and end of the workday.) I can't see how the 4-lane curving street dotted with stop signs and stop lights can handle such an increase in traffic. I can only surmise there will be a Lake Forest expansion coming sometime in the future to accommodate the event center's additional 330-plus cars and event-related trucks - *simultaneously* entering and exiting the parking lot.

And then there's the event crowd driving through our neighborhood after many hours of celebrating. It should be noted there are four schools less than a mile from the proposed event center and many children live nearby.

I'm not opposed to celebrations. But there are still dozens of open lots in the city where loud music, late night traffic and inebriated guests will be less disruptive to McKinney's *'unique by nature'* quality of life. The current zoning for office space, medical offices and light retail is an appropriate choice in keeping with the purpose and psychographic of an "Established Community" district. Any of these zoned uses would support and serve the surrounding neighborhoods. Another mammoth party venue with an open bar serving crowds of 800 or more definitely would not.

Please do not rezone the lot at Lake Forest and Virginia for an event center. We don't need McKinney to become another Frisco, Plano or Allen. Thank you for your time and for serving our city.

Barbara Lotz

4903 Fairway Hill Lane
Pecan Crossing
McKinney, TX 75072

Joseph Moss

From: Barbara Lotz
Sent: Thursday, October 8, 2020 1:41 PM
To: Joseph Moss
Subject: Re: Case#20-0074Z

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Mr. Moss,

Thank you for responding on case number 20-0074Z. I would like to add this short note to my letter.

I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning. This is a waste of time for the McKinney Planning and Zoning Commission and as such, is a waste of my taxpayer dollars. Please amend this loophole.

Thank you for your time.

Barbara Lotz

On Oct 6, 2020, at 10:03 AM, Joseph Moss <jmoss@mckinneytexas.org> wrote:

Hello,

Thank you for submitting your comments to planning regarding case number 20-0074Z. I will be sure to include them in the packet that we provide for City Council and the Planning and Zoning Commission.

Thanks,
Joe Moss
Planner I

City of McKinney | Planning Department
221 N. Tennessee Street | McKinney, TX 75069
972.547.7415 | jmoss@mckinneytexas.org

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Joseph Moss

From: Deanna Lowenthal
Sent: Wednesday, August 19, 2020 7:16 AM
To: Mayor; District2; District1; District3; District4; Atlarge1; Atlarge2; Contact-City Council; Contact-Planning; Jennifer Arnold; Joseph Moss
Subject: Case number 20-0074Z - Opposed

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear McKinney Planning and Zoning, Mayor Fuller, City Council, et al,

I **STRONGLY OPPOSE** the planned development and proposed zoning change, case # 20-0074Z, submitted by Sanjay Joshi and Steven Homeyer, which is a resubmission of case # 20-0004Z that McKinney Planning & Zoning Commission voted against.

Mr. Sanjay Joshi, and site and land planner, Steven Homeyer, have resubmitted this nearly identical property rezoning request and plan to build a 45,000 sq. ft. mega event center in the center of residential zone on the southwest tract of land at Virginia Parkway and Lake Forest Drive:

The new case number: **20-0074Z**

https://drive.google.com/drive/folders/1BV5R5e5lhne8luSGy8H75jt_nJWQz2G6

Original Case Number: **20-0004Z**

https://drive.google.com/drive/folders/16qmQ9FeAKFbu1tBrAeZSQky-vl_8cHE0

In spite of the surrounding community's overwhelming opposition to Mr. Joshi's original rezoning request and plans for all the reasons listed below, Mr. Joshi has resubmitted essentially the same plan that **McKinney City and Planning Commission already recommended against specifically because of the proposed size of this event center and inevitable, ongoing disturbance of community peace due to outdoor amusement noise, music and celebratory activities**. While this application is viewed by the City as a new application, in fact, YOU *are* the City and should recognize a ruse when you see it. While the community understands a developer's right to withdraw and resubmit development plans as many times as he wishes, it should be obvious to you that this resubmission is a transparent tactic to circumvent previous opposition records, avoid a City Council super-majority vote, and increase the chances of pushing these original plans through the City approval process.

The community organized two meetings with Mr. Joshi and his team to give Mr. Joshi the opportunity to address community concerns and propose practical solutions. Mr. Joshi used these meetings to attempt to sell his plans to the community but never actually offered tangible and acceptable solutions. The only "compromise" Mr. Joshi was willing to make was an "intention" to not have outdoor live bands, which is unenforceable in practical terms and would not preclude him from piping indoor live-band and recorded music to the outdoor areas via speakers. Additionally, any new property owner would be able to reinterpret the outdoor amusement zoning allowance and decide to have live music outdoors. In fact, Mr. Joshi did NOT include this compromise in his resubmitted same plans, and did NOT include the promised "tie-down" clause. The upshot was that Mr. Joshi did NOT propose any realistic solutions to address the community's serious concerns.

Original and Ongoing Community Concerns

- **Size & location** – 45,000 sq. ft, 5-story high, hosting 800+ visitors per event placed in the center of five residential neighborhoods. This triples the current size cap. P&Z took issue with this size and location because it is incompatible with the surrounding land uses and regulations.
- **Land Use / Outdoor Amusement Constant disturbance of the peace** – Celebrations of 800+ visitors with indoor/outdoor music in residential “quiet zone” days and evenings up to 11 p.m. (and likely later). P&Z took issue here, as well.
- **Business Irrelevant to local consumers** – An event center hosting 800+ people is useless and inappropriate to the surrounding community that nonetheless must endure whatever negative effects it will impose on this community. Non-compliant with our district strategy.
- **Financial Risk / Unique, non-reusable structure** – If business fails, community is left with an oversized, unused structure that serves no purpose for community. Also, Event venues rental fees are not taxable in McKinney, so MISD will suffer greatly from this development. Non-compliant with McKinney ONE.
- **Property rezoned and flipped** – Potential for other large and equally inappropriate structures and businesses to be created. Mr. Joshi also committed to re-submitting a tied-down layout, we have him recorded as saying so.
- **Oversized parking lot** – To accommodate 300+ vehicles (assumption being each vehicle will be a high-occupancy vehicle, plus sustained, invasive street-lamp pollution throughout the night).
- **Overflow traffic and parking overflow** – Potential for guests to park in surrounding neighborhoods. Google already shows typical slowdowns at Virginia and Lake Forest during the evenings of Friday and Saturday. Adding hundreds of cars at a peak time is non-compliant with the City’s Mobile strategy for that junction.
- **Destruction of quality trees, natural beauty, open creek** – A development appropriate to current zoning should require minimal destruction of quality trees and other natural beauty.

This maneuver to withdraw and resubmit the same plan technically nullifies all previous opposition collateral that had been gathered for the previous nearly identical plan. As a result, the community is compelled to generate more hardcopy signed letters, e-letters, and attend the next P&Z public hearing (again) and the subsequent City Council public hearings to reiterate all the same concerns. This procedural subterfuge only serves to infuriate the community, exposes this developer’s lack of concern for this community, and strengthens this community’s collective resolve to oppose this zoning change and prevent this event center from being built on this property.

It is this community’s expectation that the McKinney Planning and Zoning Commission and City Council will not turn a blind eye to the previous and upcoming overwhelming body of protest to this proposed event center in a residential area, and will make decisions that are in the best interest of their constituents and tax-paying homeowners.

Thank you for attention to this matter.

Respectfully,

FULL NAME : Deanna Lowenthal

ADDRESS 508 Broad Leaf Lane McKinney, TX 75072

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 12:35 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

fyi

-----Original Message-----

From: Meagan Luby
Sent: Wednesday, October 7, 2020 11:18 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,

Meagan Luby
5116 Sandy Court
McKinney, TX 75072

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 9:21 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

-----Original Message-----

From: Alison Luke
Sent: Thursday, October 8, 2020 9:14 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>; contactplanning@mckinneytexas.org
Subject: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Good morning,

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,
Alison Luke
701Bluffwood Ave
Mckinney, TX 75072

October 9, 2020

Development Services – Planning and Zoning
City of McKinney
221 N. Tennessee St.
McKinney, TX 75069

SUBJECT: 20-0074Z: THREE FAMILIES OPPOSE REZONING FOR THIS PROJECT

**We are in opposition to the proposed rezoning
for the Event Center project at the SW corner of
Virginia and Lake Forest.**

- 1) The proposed 800-person event center is not within current zoning limitations that homeowners agreed to when purchasing our homes.
- 2) The outdoor amusement feature enables disruptive events every day of the week and into the evenings within 150 yards of residential homes.
- 3) Proposed parking is insufficient and would increase traffic and street parking in our neighborhoods.
- 4) Overnight suites will allow multi-day, 24 hour celebration activities.
- 5) Alcohol intake at event center's events increases the likelihood of impaired drivers entering our neighborhoods.
- 6) There are no surrounding businesses to support an events center: hotels, restaurants, etc.
- 7) The noise and light allowances of the project would be highly disruptive to the residents and the nursing home at Crutcher Crossing and Virginia.
- 8) Local residents will not use this facility regularly.
- 9) Covid regulations may restrict events of this size for years to come.
- 10) There will be major traffic disruptions combined with the daily Boyd high school traffic.
- 11) We also oppose this planning review system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust public opposition.

Please do not approve this rezoning request for an events center.

Area homeowners:

Jane Mack, 822 Buckhill Drive, McKinney 75072 (Bridge Point)

Amy Longoria, 5529 Pebble Court, McKinney 75072 (Stone Brooke Crossing)

Kristin Mack, 5525 Pebble Court, McKinney 75072 (Stone Brooke Crossing)

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 3:28 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW:

From: Kristal Macone
Sent: Thursday, October 8, 2020 1:42 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject:

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

BODY:

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,
Kristal Macone

9213 Clearview Dr

Mckinney Texas 75072

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 9:21 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

-----Original Message-----

From: Daniel Madsen
Sent: Thursday, October 8, 2020 9:19 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Dear Planning Commissioners,

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest.

Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,
Daniel & Jeanette Madsen
1205 Runford Ct.
McKinney

Joseph Moss

From: Terri Ramey
Sent: Wednesday, August 19, 2020 8:28 AM
To: Joseph Moss
Subject: FW: Zoning change case 20-0074Z

FYI -

-----Original Message-----

From: Karen Malone
Sent: Tuesday, August 18, 2020 11:21 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Cc: Mayor <Mayor@mckinneytexas.org>; District2 <District2@mckinneytexas.org>; District1 <District1@mckinneytexas.org>
Subject: Zoning change case 20-0074Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Joe Moss and City Planning Team,

I am absolutely OPPOSED to the Zoning Change proposal at Lake Forest and Virginia, Case 20-0074Z for the following reasons:

does not support the economic and financial growth of McKinney as readily as office and retail would (I myself cannot recall the last time I used, or even attended, an event facility of great proportion, and do not have a foreseeable need of this scale); an event center does not serve nor support the surrounding neighborhoods; exceeds building sizes established in the original Planned Development/Zoning and would be disproportionate to the surrounding areas; does not align with the purpose and psychographic of our "Established Community" district; would be very difficult, if not impossible, for "outdoor amusement" and event venues for 800 seated (which means up to 1500 reception style) to comply with city ordinances including but not limited to: Noise (proximity to residents), lighting (for outdoor/parking), landscaping (tree preservation), and even event permitting (safety, fireguard, traffic, parking, etc.).

NAME: Karen Malone
ADDRESS: 2126 Greenhill

Joseph Moss

From:
Sent: Tuesday, August 18, 2020 1:55 PM
To: contact-planning@mckinneytexas.org:
Cc: Mayor; District2; District1; District3; District4; Atlarge1; Atlarge2; Contact-City Council; Contact-Planning; Jennifer Arnold; Joseph Moss
Subject: Zoning Change proposal at Lake Forest and Virginia, Case 20-0004Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Joe Moss and City Planning Team,

I live in the Mallard Lakes subdivision of McKinney. I am absolutely OPPOSED to the Zoning Change proposal at Lake Forest and Virginia, Case 20-0074Z for the following reasons:

We moved to this area of McKinney in 2014 because we loved the larger lot sizes and general feeling of nature surrounding us. We were new to the area, as we are from Illinois, but the McKinney Unique by Nature appealed to us. We understood at the time that the surrounding open areas were zoned as office and retail. Never in our wildest dreams did we think an outdoor amusement and event venue capable of hosting up to 1500 guests would be built 0.8 miles from our house.

We have a beautiful large lot that backs up to one of the ponds in our subdivision. We feel that that noise, lighting, and traffic from the venue will definitely change the McKinney Unique by Nature feeling of our home. We moved and have paid taxes here to enjoy this special neighborhood and area of McKinney. Imagine our devastation when we heard about the enormous structure that is going to be built at Lake Forest and Virginia.

If you view the location of the property on a satellite map you can clearly see this venue is in the middle of a residential area and abuts right up to McKinney resident's homes. If you look up and down Virginia, the few businesses that are located there are small in footprint and have limited traffic flow.

This area is residential and is not suitable for an event center that could attract up to 1500 people that are partying and drinking. I worry about guests leaving the event center after they have been drinking. These are neighborhoods that are full of children and people walking. I am concerned about the safety of our neighborhood from the huge increase in traffic from the venue.

Safety of your citizens should be of utmost importance to the city. This event center would be more suitable in a more public area such as a downtown area or an area zoned for multiple business that would attract heavy traffic, not in the middle of residential area.

I hope you will consider my views when making your decision regarding this property. The future of our city depends on suitable and proper growth.

Regards,

Mary Malter

Malter Associates, Inc.
506 Wood Duck Ln
McKinney, TX 75072

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 7:57 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

-----Original Message-----

From: Cory Marsh
Sent: Wednesday, October 7, 2020 5:10 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

To whom it may concern:

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,
Lisa Marsh
1129 Wedge Hill Rd
McKinney, TX 75072

Sent from my iPhone

Joseph Moss

From: Molly Martin
Sent: Tuesday, October 13, 2020 2:20 PM
To: Contact-Planning
Subject: 20-0074Z: I OPPOSE THIS PROJECT - Molly Martin

Importance: High

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest.

Reasons include but are not limited to:

- 1) The proposal is so far outside of the feel and current use of the surrounding area – it does not belong in that space!
- 2) An event center of this magnitude is not within current zoning limitations - the zoning we agreed to as homeowners when purchasing our home.
- 3) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of residences and public recreation space.
- 4) Parking is insufficient for a space of this size and would drive traffic into neighborhoods.
- 5) Overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 6) Alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 7) There are no surrounding businesses to support a center like this: hotels, restaurants, etc. – and they don't belong in this bedroom community anyhow.
- 8) The noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 9) The center is not something the local residents can use regularly (if ever).
- 10) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 11) There have been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thank you,
Molly Martin
6313 Wildwood Dr.
McKinney, TX 75072

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 1:21 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: Opposed zoning for Virginia and Lake Forest

From: Emma Whittington
Sent: Wednesday, October 7, 2020 1:17 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Opposed zoning for Virginia and Lake Forest

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

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- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,
Emma McCreary
5304 Stoney Trl

[Sent from Yahoo Mail on Android](#)

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 11:04 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: DJ McKnight
Sent: Thursday, October 8, 2020 10:58 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Hello,

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
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- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
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- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Regards,

Douglas J McKnight
5200 Stoney Trail
McKinney, TX 75072

Joseph Moss

From: scubagirl
Sent: Tuesday, October 13, 2020 3:38 PM
To: Contact-Planning; Joseph Moss; Scott Elliott
Subject: 20-0074Z: I OPPOSE THIS PROJECT - Nancy McMullen
Importance: High

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Dear Mister Moss, Mister Elliot, and Council Members:

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest.

Reasons include but are not limited to:

- 1) Event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week until well into the evening within 150 yards of children's windows.
- 3) Parking is insufficient for a space of this size and would drive traffic into neighborhood.
- 4) Overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) Alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) There are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) The noise and light allowances of the project would be highly disruptive to the residents to whom the city is responsible.
- 8) The center is not something the local residents can use regularly.
- 9) Covid19 regulations suggest that events of this size will not be feasible for years to come.
- 10) There have been no traffic studies done to ensure there will not be major traffic disruptions - especially with the high school directly down the street along with their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It is an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thank you so much for your thoughtful consideration of these very important issues.

Sincerely,

Nancy L. McMullen

6007 Pin Oak Drive
McKinney, TX 75072

Joseph Moss

From: Mecham, Mike
Sent: Tuesday, October 6, 2020 6:46 PM
To: Contact-Planning; Joseph Moss; Jennifer Arnold; Mayor; District2; District3; District4; District5@mckinneytexas.org; District6@mckinneytexas.org
Subject: FW: McKinney Event center: We listened = Not True

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

City Staff, Planning, Zoning, and Council,

I am sending this AGAINST the resubmittal case number: [20-0074Z](#) (original case: [20-0004Z](#)).

Joe Joplin, Steve Homeyer, and Sanjay Joshi said they withdrew their original proposal to work with the residents and revise. We hope that you will agree that one (1) meeting with a dozen concerned residents does not make for adequate community outreach nor collaboration and should not be spun as “**We listened**” as noted below - **I’ve added my reply to their claims where needed. As you will see, superficial changes are proposed but keeps their original, problematic concept and re-zone.** In the only meeting to collaborate, they dismissed our concerns and insisted that we’d love their concept and ideas because of the look and feel and conceded nothing of value to the residents.

So we are still opposing what was initially – and still is - problematic: Outdoor Amusement, Overnight Suites, and Overall Size, which is incompatible with the surrounding communities, our district strategy, and the original PD. Also, the applicant promised to tie-down the layout to the re-zone, which would verify assumptions of size, traffic, and parking – none of which seem to have been done on the re-submit. So we’ll continue to be concerned about increased traffic conflicting with already slow downtimes (tracked by Google), neighborhood overflow parking, and an operation that the surrounding residents have little to no use for and will be troubled with less than desirable operating hours and crowd noise.

It's unfortunate that this withdraw and re-submit process can waste so much of City Resources. While it seems City Staff have tried to fix some of the issues from the first round, it’s not enough and the re-zone request in Round 2 is still extremely problematic. When you buy a house next to an elementary school, you expect to hear kids during recess. When we bought our house next to a professional campus PD, we did not expect to be dealing with large format parties and crowds on nights and weekends. Rather, we expected outlets that McKinney residents would use regularly and with reasonable operating hours and noise.

So we hope you will join the residents and deny this request.

Respectfully,

Mike Mecham
200 S Village Drive

The Opposition against the resubmittal case number: [20-0074Z](#) and original case: [20-0004Z](#).

From: sanjay Joshi <sanjayflowermound@gmail.com>
Date: Friday, August 28, 2020 at 5:22 PM
To: Steve Homeyer <shomeyer@hei.us.com>
Subject: McKinney Event center: We listened.

Dear All,

I want to apologize to those that have already received this email, but the majority of the email addresses came back today and yesterday as undeliverable when Steve Homeyer sent an email. As a result, I wanted to resend this email to make sure everyone had an opportunity to review the information.

Thank you to everyone who joined the Zoom meeting regarding the McKinney Event Center that we hope to construct at the corner of Virginia Parkway and Lake Forest Drive. We asked for the meeting in order to receive feedback and suggestions from the neighborhood in order to bring a park-like facility to the residents of the surrounding neighborhoods.

We believe that if each neighbor had a chance to see what is actually going to be built that they would support the proposed zoning change in order for this beautiful event center to be built. Unfortunately due to technical difficulties with Zoom access, we were unable to present our plan so I have attached it to this email so you can see that the look and feel of this project are designed to enhance the neighborhood.

(MM - We've seen the renderings many times, even the ones with palm trees and swans and fountains. Our concern is not the aesthetic, and the suggested beauty does and will not resolve our core concerns as noted above).

This building and the designer landscaping that will be included with it is designed to be an idyllic setting for special, upscale occasions, nestled in nature, and with amenities that indulge event guests.

I would like to recap and address the concerns we have heard from some neighbors in this email. I hope I have covered them all as I understand them to be as follows:

(MM - we have the playback of the video and are happy to share it. They missed a few things like overnight suites, overflow parking, and more).

1. The size of the single building is too big.

An alternative version of the event center can be built without the rezoning process. The current zoning allows for multiple buildings that do not exceed 15,000 square feet per each. In other words, we would be allowed to build two buildings or even three and utilize them for an event center. Multiple buildings of smaller sizes would allow us to increase the capacity of the event center, but we do not think that would enhance your community or offer the upscale, a beautifully landscaped park-like setting we imagined for our guests and the surrounding neighbors.

One suggestion from Mike Mecham was to limit the fire exits so that the building capacity is limited. We are happy to consider this suggestion subject to local building codes.

(MM – this can only be accomplished and satisfy the residents in a tie-down layout to limit capacity)

Detailed information about the allocation within the building is listed below:

Banquet Halls (two spaces, separated by a full kitchen and cannot be joined)
12,000 SF (Approximately 4,500 SF and 7,500 SF).

(MM - I encourage you to do your own capacity calculations [HERE](https://www.meetings.com/Meeting-Room-Capacity-Calculator): <https://www.meetings.com/Meeting-Room-Capacity-Calculator>, enter meeting room size and try some set-up formats to prove how much space is needed for attendee size).

Lounges/Pre-function 3,275 SF

Kitchen 1,982 SF

Offices (for event planners) 1,103 SF

Storage 2,440 SF

Dressing Rooms 2,940 SF (MM – are these the overnight suites?)

Utility/Restrooms/ Support 2,315 SF

Elegant Lobby, Stairs & Hallways 8,665 SF

Total: 34, 770 SF

Porches & patios will account for the balance of SF usage.

2. Noise Concerns/Outdoor Gazebo and Pond

We wish to allow couples to exchange vows outside, in the gazebo. That use requires an "outdoor amusement" designation. The word amusement can be interpreted many ways, but as my client has stated on numerous occasions, **he will not feature live bands outdoors.**

(MM - Our concern is any sound amplification - sound systems, musical instruments, PA systems, ceremonies use a mic, music hidden in rocks, etc. - and **also** large crowd noise (chants, cheers, etc. for groom/bride ceremonial moments include first kiss and departures. Outdoor Amusement is an all or nothing situation and should not be requested or approved this close to residents. Google "wedding venues and resident/neighborhood lawsuits" – there are enough examples of this issue and we don't want to be another one).

The following elements have been incorporated in order to offer a solution to the concern of noise pollution:

- The **distance** from the back of the building to the **residential lots is approximately the distance of a football field** or greater. This distance will also greatly reduce the transference of noise.

(MM - The outdoor space and gazebo is closer to residents. I can hear my neighbors gas-power lawn equipment from several houses away. I'm sure the wedding guests will be able to hear the same near the proposed gazebo).

- The proposed site plan includes **dense trees and vegetation along the residential lots in addition to a 6-foot masonry screen wall.**

- The banquet halls (where music would originate from) are designed with **high-quality separation wall materials**. This quality of construction will significantly mitigate noise traveling outdoors during the event.
- **Exterior doors are a high-quality acoustical class** which will also mitigate sounds.

(MM - The problem is that doors open to the outdoor space and face the residents. People come in and out during performances and we'll hear it due to the the orientation of facing the residents with balcony and terrace – it's dangerous and problematic).

Marriage vows will take place in the gazebo when the hot (and sometimes cold) Texas weather permits. The gazebo is approximately 180 feet from the residential lots on Sandy Court. In addition to the generous separation, extensive landscaping will be added in between which will further act as a noise buffer.

(MM – Most McKinney residents enjoy a d 500' quiet zone against commercial operations, especially those with late nights and weekend operations and we should expect the same on this lot. 180' is ridiculous close to residents for this this kind of operation).

As mentioned on the call, there are two separate ballrooms in the facility that cannot be combined because of a central kitchen. These ballrooms would host separate events.

(MM – These two spaces can be sold separately and concurrently as well which will have negative impacts on traffic, parking and noise).

3. Light Pollution/ Traffic

We are proposing to utilize the following design elements to mitigate and eliminate light pollution from the event center and parking area.

- We will use **modern LED light fixtures** which have shown to reduce stray light (light pollution).
- Directional lighting will be designed to minimize light pollution.
- The LED lights will be mounted on shorter poles which will decrease ambient light.
- The average landscape buffer yard is about 50 feet from any parking lot to a residential lot.
- The proposed landscaping plan will include dense trees and vegetation adjacent to the residential lots. In addition to the proposed landscaping, a 6-foot masonry screen wall will be constructed along the southern property line adjacent to the residential lots.

(MM – does not address traffic at all, what about vehicle lights, what about outdoor amusement lighting?).

4. Visibility of and from the event center

- A sight line analysis prepared by the architect from the venue building to the south indicates that a homeowner in their back yard will not be visible from a venue second-floor balcony or window.
- A homeowner in their backyard could possibly see a small portion of the front tower element through breaks in the dense tree line. The tower would be well over a football field away from the home.

- Venue customers will be not able to see from the balcony or a window into a residential backyard or home.

(MM – our issue is that size is completely incompatible with surroundings developments. Putting the largest Event Venue in McKinney in a residential area is incompatible. And the proposed orientation of the building is also problematic – we’d rather have the quiet back side of a commercial operation to help buffer noise and light – like most other resident / commercial adjacencies).

5. Financial risks/ property rezoned and flipped

To address this concern, we are **willing to attach our proposed site layout to the zoning case**. In doing so, the zoning will be limited to the proposed use in the general configuration as proposed. If there is a significant deviation from the proposed site layout as determined by the city, then a new zoning case will be required to go through the entire city review process. This will limit what could be constructed on the site, thus limiting the ability of anyone coming in and developing a completely different project without serving notice to the surrounding neighborhoods.

(MM - unless we are mistaken, “Attached” is different form “Tied-Down,” which is what they promised as part of this submittal).

6. Destruction of Nature

We believe the proposed solution of a single footprint building will help save the natural beauty of the property. By utilizing one larger building rather than multiple 15,000 square foot buildings, it will allow us to keep most of the existing on-site trees. And we will have room to plant more trees in order to create a more substantial buffer towards the residential properties.

(MM - trees could be preserved in a multiple building concept too, this is not an amenity that we’d prioritize over peace and quiet.

7. Emergency Access Gate on Village Drive

We are proposing to install a decorative metal fence with stone columns along the Village Drive right-of-way line. In addition to the decorative metal fence, we are also proposing to install an evergreen screen along Village Drive. We are also proposing to install an estate-style gate in lieu of a pipe rail gate to prevent pedestrian usage of this opening. This gate will be locked to prevent daily operations and will only be used by emergency services.

(MM - does not adequately address overflow parking into our neighborhoods or proximity of loading / dumpster / back of house operations area this close to residents. Are we to assume that load in and load out trucks and garbage won’t ever use this entrance? How can we be certain of the gate type?)

If you have any questions regarding this project, please feel free to contact me at shomeyer@hei.us.com or 972-906-9985.

Thanks

Steven R. Homeyer, PE (TX, OK)



TX FIRM REGISTRATION NO. F-8440

OK FIRM LICENSE NO. CA-6112

PHONE: 972-906-9985

FAX: 972-906-9987

WWW.HEI.US.COM

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Joseph Moss

From: Steven Miller
Sent: Monday, August 24, 2020 12:22 PM
To: Contact-Planning; Mayor; District2; District1; District3; District4; Atlarge2; Atlarge1; Contact-City Council; Contact-Planning; Jennifer Arnold; Joseph Moss
Subject: Zoning Change proposal at Lake Forest and Virginia, Case 20-0074Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Joe Moss and City Planning Team,

I am absolutely OPPOSED to the Zoning Change proposal at Lake Forest and Virginia, Case 20-0074Z for the following reasons:

does not support the economic and financial growth of McKinney as readily as office and retail would (I myself cannot recall the last time I used, or even attended, an event facility of great proportion, and do not have a foreseeable need of this scale); an event center does not serve nor support the surrounding neighborhoods; exceeds building sizes established in the original Planned Development/Zoning and would be disproportionate to the surrounding areas; does not align with the purpose and psychographic of our "Established Community" district; would be very difficult, if not impossible, for "outdoor amusement" and event venues for 800 seated (which means up to 1500 reception style) to comply with city ordinances including but not limited to: Noise (proximity to residents), lighting (for outdoor/parking), landscaping (tree preservation), and even event permitting (safety, fireguard, traffic, parking, etc.).

NAME: Steven & Christa Miller
ADDRESS: 1312 Meadow Ranch Rd

From: noreply@civicplus.com
To: [Deana Smithee](#); [Joanne Isom](#); [Linda Jones](#); [Terri Ramey](#); [Kathy Wright](#); [Akia Pichon](#); [City Secretary](#)
Subject: Online Form Submittal: Citizen Comments - Nicole Miller
Date: Tuesday, October 13, 2020 7:52:56 AM

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 10/13/2020

My public comments are for an item ON the Agenda

Agenda Item # *Field not completed.*

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 am strongly voicing my concerns opposing this. We bought our home this year in the Avalon neighborhood. We are not happy at all that this area might be used as industrial . regarding the recent proposed zoning and usage of the land along Hardin, bordering 121 Frontage between Hardin and Lake Forest. we trusted that existing land zoning and the ONE McKinney 2040 Comprehensive Plan would bring restaurants, services and shopping, not mass shipping and transit.

First Name Nicole

Last Name Miller

Address 1	4600 Farrington Ln
Address 2	<i>Field not completed.</i>
City	McKinney
State	Texas
Zip	75070
Email Address	

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

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 7:58 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW:

From: Jim Moore
Sent: Wednesday, October 7, 2020 8:08 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject:

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT BODY: I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to: 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes. 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows. 3) parking is insufficient for a space of this size and would drive traffic into neighborhood 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities. 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking. 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc. 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to. 8) the center is not something the local residents can use regularly (if ever) 9) Covid regulations suggest that events of this size won't even be feasible for years to come. 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events. Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning. Thanks,

James & Mary Moore
2003 Ridge Point Court
Mckinney, Texas 75072

From: Terri Ramey
To: [Joseph \(Joe \) Moss \(jmoss@mckinneytexas.org\)](mailto:jmoss@mckinneytexas.org)
Cc: [Kathy Wright](#)
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT
Date: Monday, October 12, 2020 8:26:00 AM

FYI –

From: Connye Moore
Sent: Sunday, October 11, 2020 9:48 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Planning Committee,

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions - especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,

Connye Moore
713 Harlequin Drive
McKinney, Texas 75072

From: noreply@civicplus.com
To: [Deana Smithee](#); [Joanne Isom](#); [Linda Jones](#); [Terri Ramey](#); [Kathy Wright](#); [Akia Pichon](#); [City Secretary](#)
Subject: Online Form Submittal: Citizen Comments - Kristin Moore
Date: Monday, October 12, 2020 6:41:56 PM

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 10/13/2020

My public comments are for an item: ON the Agenda

Agenda Item #: *Field not completed.*

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 strongly oppose the rezoning the area north of 121 between hardin and lake forest. The entire area around is residential, industrial would be completely out of place and would bring excessive noise and traffic. This area needs to be kept for residence trial or light commercial only to preserve the quaint community.

First Name: Kristin

Last Name: Moore

Address 1: 4313 Cannock Dr

Address 2	<i>Field not completed.</i>
City	McKinney
State	Texas
Zip	75070
Email Address	

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

From: [Terri Ramey](#)
To: [Joseph \(Joe \) Moss \(jmoss@mckinneytexas.org\)](mailto:jmoss@mckinneytexas.org)
Cc: [Kathy Wright](#)
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT
Date: Monday, October 12, 2020 8:25:00 AM

FYI –

From: Breanne Morrow
Sent: Sunday, October 11, 2020 10:50 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

To whom it may concern,

I am writing this letter, and have written two letters before, to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions - especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thank you,

Breanne Morrow
6800 Norman Rockwell Ln.
McKinney, TX 75071

--

Have a Healthy and Blessed day!

Sincerely,

Breanne Morrow

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 3:01 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

From: kelleyn19
Sent: Wednesday, October 7, 2020 2:31 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

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- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
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- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,

Kelley Nance
2612 Lake Meadow Dr
McKinney, TX 75071

Joseph Moss

From: Tareq
Sent: Tuesday, August 18, 2020 9:48 AM
To: Mayor; District2; District1; District3; District4; Atlarge1; Atlarge2; Contact-City Council; Contact-Planning; Jennifer Arnold; Joseph Moss
Subject: Re. Case # 20-0074z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear McKinney Planning and Zoning, Mayor Fuller, City Council, et al,

This may look like a chain letter, but I assure you it's not, Please don't ruin our neighborhood, if this monstrosity get approved and built ,not only will it ruin our neighborhood but it will open the door for other opportunists to do the same thing in our city, maybe the next one will be in your own neighborhood where you live.

I **STRONGLY OPPOSE** the planned development and proposed zoning change, case # 20-0074Z, submitted by Sanjay Joshi and Steven Homeyer, which is a resubmission of case # 20-0004Z that McKinney Planning & Zoning Commission voted against.

Mr. Sanjay Joshi, and site and land planner, Steven Homeyer, have resubmitted this nearly identical property rezoning request and plan to build a 45,000 sq. ft. mega event center in the center of residential zone on the southwest tract of land at Virginia Parkway and Lake Forest Drive:

The new case number: **20-0074Z**

https://drive.google.com/drive/folders/1BV5R5e5lhnE8luSGy8H75jt_nJWQz2G6

Original Case Number: **20-0004Z**

https://drive.google.com/drive/folders/16qmQ9FeAKFbu1tBrAeZSQky-vl_8cHE0

In spite of the surrounding community's overwhelming opposition to Mr. Joshi's original rezoning request and plans for all the reasons listed below, Mr. Joshi has resubmitted essentially the same plan that **McKinney City and Planning Commission already recommended against specifically because of the proposed size of this event center and inevitable, ongoing disturbance of community peace due to outdoor amusement noise, music and celebratory activities**. While this application is viewed by the City as a new application, in fact, YOU are the City and should recognize a ruse when you see it. While the community understands a developer's right to withdraw and resubmit development plans as many times as he wishes, it should be obvious to you that this resubmission is a transparent tactic to circumvent previous opposition records, avoid a City Council super-majority vote, and increase the chances of pushing these original plans through the City approval process.

The community organized two meetings with Mr. Joshi and his team to give Mr. Joshi the opportunity to address community concerns and propose practical solutions. Mr. Joshi used these meetings to attempt to sell his plans to the community but never actually offered tangible and acceptable solutions. The only "compromise" Mr. Joshi was willing to make was an "intention" to not have outdoor live bands, which is unenforceable in practical terms and would not preclude him from piping indoor live-band and recorded music to the outdoor areas via speakers. Additionally, any new property owner would be able to reinterpret the outdoor amusement zoning allowance and decide to have live music outdoors. In fact, Mr. Joshi did NOT include this compromise in his resubmitted same plans, and did NOT include the promised "tie-down" clause. The upshot was that Mr. Joshi did NOT propose any realistic solutions to address the community's serious concerns.

Original and Ongoing Community Concerns

- **Size & location** – 45,000 sq. ft, 5-story high, hosting 800+ visitors per event placed in the center of five residential neighborhoods. This triples the current size cap. P&Z took issue with this size and location because it is incompatible with the surrounding land uses and regulations.
- **Land Use / Outdoor Amusement Constant disturbance of the peace** – Celebrations of 800+ visitors with indoor/outdoor music in residential “quiet zone” days and evenings up to 11 p.m. (and likely later). P&Z took issue here, as well.
- **Business Irrelevant to local consumers** – An event center hosting 800+ people is useless and inappropriate to the surrounding community that nonetheless must endure whatever negative effects it will impose on this community. Non-compliant with our district strategy.
- **Financial Risk / Unique, non-reusable structure** – If business fails, community is left with an oversized, unused structure that serves no purpose for community. Also, Event venues rental fees are not taxable in McKinney, so MISD will suffer greatly from this development. Non-compliant with McKinney ONE.
- **Property rezoned and flipped** – Potential for other large and equally inappropriate structures and businesses to be created. Mr. Joshi also committed to re-submitting a tied-down layout, we have him recorded as saying so.
- **Oversized parking lot** – To accommodate 300+ vehicles (assumption being each vehicle will be a high-occupancy vehicle, plus sustained, invasive street-lamp pollution throughout the night).
- **Overflow traffic and parking overflow** – Potential for guests to park in surrounding neighborhoods. Google already shows typical slowdowns at Virginia and Lake Forest during the evenings of Friday and Saturday. Adding hundreds of cars at a peak time is non-compliant with the City’s Mobile strategy for that junction.
- **Destruction of quality trees, natural beauty, open creek** – A development appropriate to current zoning should require minimal destruction of quality trees and other natural beauty.

This maneuver to withdraw and resubmit the same plan technically nullifies all previous opposition collateral that had been gathered for the previous nearly identical plan. As a result, the community is compelled to generate more hardcopy signed letters, e-letters, and attend the next P&Z public hearing (again) and the subsequent City Council public hearings to reiterate all the same concerns. This procedural subterfuge only serves to infuriate the community, exposes this developer’s lack of concern for this community, and strengthens this community’s collective resolve to oppose this zoning change and prevent this event center from being built on this property.

It is this community’s expectation that the McKinney Planning and Zoning Commission and City Council will not turn a blind eye to the previous and upcoming overwhelming body of protest to this proposed event center in a residential area, and will make decisions that are in the best interest of their constituents and tax-paying homeowners.

Thank you for attention to this matter.

Respectfully,

Tareq & Maria Sheila Nasrallah

5128 Lake Bend Dr.
 Mckinney Tx. 75071

Joseph Moss

From: Kathy Wright
Sent: Tuesday, October 6, 2020 2:56 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: Re. case number 20-0074Z

FYI

From: Tareq
Sent: Tuesday, October 6, 2020 1:27 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>; Mayor <Mayor@mckinneytexas.org>; District2 <District2@mckinneytexas.org>; District3 <District3@mckinneytexas.org>; District4 <District4@mckinneytexas.org>; District5@mckinneytexas.org; District6@mckinneytexas.org; District7@mckinneytexas.org; District8@mckinneytexas.org
Subject: Re. case number 20-0074Z

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Honorable Mayor and planning department and city council members

I am so against this monstrosity so much that if it gets approved, I will move, I live so close to it that it will affect my way of life. I am sure that it really doesn't matter to you if I move which is sad but what makes McKinney so unique is that it doesn't have such a large venue that i causes such a stir with the neighbors, otherwise there would not be so many residents that are opposed to it.

Thank you for your time and consideration

Tareq Nasrallah
5128 Lake Bend Dr.
McKinney Tx. 75071

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 9:21 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: SUBJECT: 20-0074Z

From: Bernard J. Noel
Sent: Thursday, October 8, 2020 9:19 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: SUBJECT: 20-0074Z

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT BODY:

Sir/Ma'am,

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest.

Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities. 5) alcohol intake at these types of events often leads to over consumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.

8)the center is not something the local residents can use regularly (if ever)

9) Covid-19 regulations suggest that events of this size won't even be feasible for years to come. 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project.

It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thank you.
V/r,

Bernard J. Noel
6504 Alderbrook Place
McKinney, TX 75071

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 11:52 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

-----Original Message-----

From: Cheryl OLenick
Sent: Thursday, October 8, 2020 11:37 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

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system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,
Robert Olenick
5000 Enclave Court
McKinney, TX. 75072

Joseph Moss

From: Kathy Wright
Sent: Friday, October 9, 2020 8:47 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

From: Matthew Olivolo
Sent: Thursday, October 8, 2020 7:06 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to: 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes. 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows. 3) parking is insufficient for a space of this size and would drive traffic into neighborhood 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities. 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking. 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc. 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to. 8) the center is not something the local residents can use regularly (if ever) 9) Covid regulations suggest that events of this size won't even be feasible for years to come. 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events. Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning. Thanks,

Matthew Olivolo
608 Fortinbras Dr.
McKinney, TX 75071

--

Kind Regards,
Matthew Olivolo

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 4:00 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: Ericka O'Malley
Sent: Wednesday, October 7, 2020 4:00 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

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- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,

Ericka O'Malley
1505 Poplar Dr
Mckinney, TX 75072

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 3:28 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: Rezone#20-0074Z

From: Carolyn Parker
Sent: Thursday, October 8, 2020 1:30 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Rezone#20-0074Z

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT:

I am writing this letter to show my opposition to the proposed rezone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to: 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes. 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows. 3) parking is insufficient for a space of this size and would drive traffic into neighborhood 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities. 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking. 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc. 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to. 8) the center is not something the local residents can use regularly (if ever) 9) Covid regulations suggest that events of this size won't even be feasible for years to come. 10) there has been no traffic studies done to ensure there won't be major traffic disruptions - especially with the high school right down the street and their frequent events. Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning. Thanks,

Ms. Carolyn Parker
5014 Quail Ridge Dr.
McKinney, TX 75072

Joseph Moss

From: keith parkes
Sent: Monday, October 5, 2020 9:00 PM
To: District2; District1; District3; District4; Atlarge1; Atlarge2; Jennifer Arnold; Joseph Moss; Planning
Subject: Zoning Change proposal at Lake Forest and Virginia, Case 20-0074Z

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Joe Moss and City Planning Team,

I am absolutely OPPOSED to the Zoning Change proposal at Lake Forest and Virginia, Case 20-0074Z for the following reasons:

does not support the economic and financial growth of McKinney as readily as office and retail would (I myself cannot recall the last time I used, or even attended, an event facility of great proportion, and do not have a foreseeable need of this scale);
an event center does not serve nor support the surrounding neighborhoods;
exceeds building sizes established in the original Planned Development/Zoning and would be disproportionate to the surrounding areas;
does not align with the purpose and psychographic of our "Established Community" district;
would be very difficult, if not impossible, for "outdoor amusement" and event venues for 800 seated (which means up to 1500 reception style) to comply with city ordinances including but not limited to: Noise (proximity to residents), lighting (for outdoor/parking), landscaping (tree preservation), and even event permitting (safety, fireguard, traffic, parking, etc.). I am disappointed that this request would be considered in the basically same zoning request that the citizens have soundly rejected. Respectfully, please respect the voters request and deny this project.

NAME: Keith Parkes

ADDRESS: 1301 silverlake road

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 3:28 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z

-----Original Message-----

From: Carolyn Parks
Sent: Thursday, October 8, 2020 1:21 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

BODY:

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
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- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Sent from my iPhone

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 10:56 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: Zoning

-----Original Message-----

From: Lisa Parks
Sent: Thursday, October 8, 2020 10:24 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Zoning

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

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- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
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- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,

Lisa Parks
5112 Rustic Ridge Dr
Mckinney, TX 75071

Sent from my iPhone

From: [Terri Ramey](#)
To: [Joseph \(Joe \) Moss \(jmoss@mckinneytexas.org\)](mailto:jmoss@mckinneytexas.org)
Cc: [Kathy Wright](#)
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT
Date: Monday, October 12, 2020 8:25:00 AM

FYI –

From: Courtney Parnick
Sent: Saturday, October 10, 2020 7:24 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Hello,

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes. 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows. 3) parking is insufficient for a space of this size and would drive traffic into neighborhood 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities. 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking. 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc. 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to. 8) the center is not something the local residents can use regularly (if ever) 9) Covid regulations suggest that events of this size won't even be feasible for years to come. 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events. Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thank you,
Courtney Parnick

Joseph Moss

From: Kathy Wright
Sent: Friday, October 9, 2020 4:20 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: Cow Pasture ReZoning

-----Original Message-----

From: wendy paruolo
Sent: Friday, October 9, 2020 3:56 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Cow Pasture ReZoning

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

BODY:

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
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Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,
Wendy Paruolo
833 Parkwood Court
Mckinney

Sent from my iPhone

Joseph Moss

From: Glenna Lowe
Sent: Tuesday, August 18, 2020 4:01 PM
To: District2; District1; District3; District4; Atrarge1; Atrarge2; Contact-City Council; Contact-Planning; Jennifer Arnold; Joseph Moss
Subject: Zoning Change Proposal at Lake Forest and Virginia - Case 20-0074Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Joe Moss and City Planning Team, As a resident of McKinney for over 35 years and a person who has raised a family in this city, I am absolutely **OPPOSED** to the Zoning Change proposal at Lake Forest and Virginia, **Case 20-0074Z** for the following reasons: This change does not support the economic and financial growth of McKinney. Placing an "event center" or "outdoor amusement event location" in the middle of a residential area is ridiculous as we live near this area. Retail, office and medical space is much more appropriate for that location. I do not recall the last time I ever attended anything at such an event location and certainly would not want something of this size and scale in my neighborhood.

In addition, an event center does not serve nor support the surrounding neighborhoods; exceeds building sizes established in the original Planned Development/Zoning and would be disproportionate to the surrounding areas. The proposed change does not align with the purpose and psychographic of our "Established Community" district; would be very difficult, if not impossible, for "outdoor amusement" and event venues for 800 seated (which means up to 1500 reception style) to comply with city ordinances including but not limited to: Noise (proximity to residents), lighting (for outdoor/parking), landscaping (tree preservation), and even event permitting (safety, fireguard, traffic, parking, etc.).

Again, as a McKinney resident who drives on the already congested roads, this event center is not needed in our bedroom community. The noise is not needed, the loss of large trees in that area and the safety concerns has an absolute NO vote from this McKinney family. Put the "event center" on a major highway, away from neighborhoods!

Thank you,
Glenna Lowe and Michael Pawlish
6604 Spring Wagon Dr., McKinney 75071

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 3:29 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: A P
Sent: Thursday, October 8, 2020 3:16 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to: 1) Event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes. 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows. 3) Parking is insufficient for a space of this size and would drive traffic into neighborhood 4) Overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities. 5) Alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking. 6) There are no surrounding businesses to support a center like this: hotels, restaurants, etc. 7) The noise and light allowances of the project would be highly disruptive to the residents the city is responsible to. 8) The center is not something the local residents can use regularly (if ever) 9) Covid regulations suggest that events of this size won't even be feasible for years to come. 10) There have been no traffic studies done to ensure there won't be major traffic disruptions - especially with the high school right down the street and their frequent events. Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,

Andres Paz
5601 Turtle Way
McKinney, TX 75072

Joseph Moss

From: Terri Ramey
Sent: Monday, August 17, 2020 11:35 AM
To: Joseph Moss
Subject: FW: case # 20-0074Z opposition

FYI –

From: Melissa Pennington
Sent: Monday, August 17, 2020 11:21 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: case # 20-0074Z opposition

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear McKinney Planning and Zoning, Mayor Fuller, City Council, et al,

I **STRONGLY OPPOSE** the planned development and proposed zoning change, case # 20-0074Z, submitted by Sanjay Joshi and Steven Homeyer, which is a **RESUBMISSION with NO CHANGES** to what they had originally submitted a few months ago on case # 20-0004Z that **McKinney Planning & Zoning Commission voted AGAINST**.

My family and my fellow neighbors have many concerns, some of which are listed below.

What I am most worried about are drunk people wandering into the neighborhood causing havoc and/or drunk driving. We have MANY children within this neighborhood and a event center is destined to have these types of issues - at all times of the day that it is open. We already have too many people speeding through our streets, and having an event center smack-dab in a residential area doesn't make sense.

Secondly, my husband and I are worried about what this re-zone would do to our, and our neighbors property values. We recently bought our home here in December after relocating from California and were under the impression that the lot would eventually be developed into something quiet, like doctor offices and retail space, similar adjacent to that lot. We bought a home here because of the area and as a property tax paying resident, I know our opinions should be of value. The type of venue proposed is nothing like what it should be in terms of lot type and size of building and doesn't make sense for the area.

Noise, litter and traffic congestion are also concerns of ours. An outdoor venue will of course cause noise pollution, and again, this is a family focused neighborhood with many young children and working families. Noise spilling out of the indoor venue is also a concern. Once the party is over, we are afraid of loud (drunk and not drunk) people spilling into the parking lot and hanging around making noise. If you've ever been to a wedding with 20 and 30 year olds, you must know what those types of parties/weddings bring after dancing and drinking all night.

Thank you for your attention to this matter.

Respectfully,
Melissa and Derek Pennington
Homeowners of 5429 Crystal Ct. in the Stone Brooke Crossing community

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 1:55 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: Development project Mckinney

-----Original Message-----

From: Yeri perez
Sent: Wednesday, October 7, 2020 1:50 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Development project Mckinney

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

To Whom it may concerns:

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes based on the current zoning.

Thanks,
Yeri Pérez
5412 still canyon dr
McKinney Tx
75071

Joseph Moss

From: Kathy Wright
Sent: Friday, October 9, 2020 8:48 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: Jenny Perry
Sent: Thursday, October 8, 2020 9:34 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) Event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
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- 8) The center is not something the local residents can use regularly (if ever).

9) COVID-19 regulations suggest that events of this size won't even be feasible for years to come.

10) There has been no traffic studies done to ensure there won't be major traffic disruptions, especially with the high school right down the street and their frequent events.

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Thanks,

Jennifer Perry

823 Hills Creek Dr

McKinney, TX 75072

From: [Terri Ramey](#)
To: [Joseph \(Joe \) Moss \(jmoss@mckinneytexas.org\)](#)
Cc: [Kathy Wright](#)
Subject: FW: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT
Date: Monday, October 12, 2020 8:24:00 AM

FYI –

From: Tom and Kim Podhajsky <Contact-Planning@mckinneytexas.org>
Sent: Saturday, October 10, 2020 1:00 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

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Thanks,

Tom Podhajsky

4012 Hook Bill Drive, McKinney

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 3:58 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

From: Nancie Poppema
Sent: Wednesday, October 7, 2020 3:54 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

<mailto:contact-planning@mckinneytexas.org>

I am writing this letter to show my opposition to the proposed re-zoning for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to: 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes. 2) The outdoor amusement feature enables outdoor events every day of the week until well into the evening within 150 yards of children's windows. 3) Parking is insufficient for a space of this size and would drive traffic into neighborhood. 4) Overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities. 5) Alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking. 6) There are no surrounding businesses to support a center like this: hotels, restaurants, etc. 7) The noise and light allowances of the project would be highly disruptive to the residents the city is responsible to. 8) The center is not something the local residents can use regularly (if ever). 9) COVID19 regulations suggest that events of this size won't even be feasible for years to come. 10) There has been no traffic studies done to ensure there won't be major traffic disruptions - especially with the high school right down the street and their frequent events.

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Thanks,

Nancie Poppema
821 Creekline Way

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 4:29 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

-----Original Message-----

From: Chris Porter
Sent: Thursday, October 8, 2020 3:51 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

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Thanks,

-

Chris Porter
1620 Willow Ln
McKinney, TX 75072
Sent from my iPhone

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 1:10 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I Oppose This Project

-----Original Message-----

From: Jana Porter
Sent: Wednesday, October 7, 2020 1:05 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>

Subject: 20-0074Z: I Oppose This Project

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

To whom it may concern,

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
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Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Put yourselves in our shoes. I can't imagine any one of you would want this so close to your kids and families. This small corner is NOT the place to put something like this. It's bad enough that our 'unique by nature' is pretty much non-existent now with all the building. McKinney was so incredibly beautiful when I first moved here in 2005. It's gone downhill with all the building. This event center does not need to happen.

Thanks,
Jana Porter
Stone Brook Crossing Resident

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 7:58 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: Betty Prindle
Sent: Wednesday, October 7, 2020 5:48 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

1. Event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
2. The outdoor amusement feature enables outdoor events every day of the week till well into the evening. This noise will carry and disturb the peace for neighborhoods both on the southwest and northwest sides of Virginia Parkway.
3. Overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
5. Alcohol intake at these types of events often leads to over-consumption and increases the harm of our children and walkers.
6. I do not believe the current traffic pattern is able to support a big endeavor such as an event arena. The Lake Forest and

Virginia intersection would be in chaos; even worse when Boyd High School has events in the same time frame as the arena.

I am 100% against this project. I believe ONLY HOMES should be built on that piece of property to increase the beauty of surrounding neighborhoods.

Thank you for listening to my oppositions and I ask that they be considered when making a decision.

Betty Prindle
5002 Quail Creek Drive
McKinney, Tx

Joseph Moss

From: veronica quinlan
Sent: Sunday, October 18, 2020 2:44 PM
To: Contact-Planning
Subject: I OPPOSE THIS PROJECT - Veronica Quinlan

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

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Thanks,

Veronica Quinlan

[814 Buckhill Dr.](#)

Mckinney, TX 75072

Joseph Moss

From: Cory Rains
Sent: Tuesday, August 18, 2020 1:45 PM
To: Contact-Planning
Cc: Mayor; District2; District1; District3; District4; Atlarge1; Atlarge2; Contact-City Council; Jennifer Arnold; Joseph Moss
Subject: Case number: 20-0074Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear McKinney Planning and Zoning, Mayor Fuller, City Council, et al,

I **STRONGLY OPPOSE** the planned development and proposed zoning change, case # 20-0074Z, submitted by Sanjay Joshi and Steven Homeyer, which is a resubmission of case # 20-0004Z that McKinney Planning & Zoning Commission voted against.

Mr. Sanjay Joshi, and site and land planner, Steven Homeyer, have resubmitted this nearly identical property rezoning request and plan to build a 45,000 sq. ft. mega event center in the center of residential zone on the southwest tract of land at Virginia Parkway and Lake Forest Drive:

The new case number: 20-0074Z https://drive.google.com/drive/folders/1BV5R5e5lhnE8luSGy8H75jt_nJWQz2G6

Original Case Number: 20-0004Z

https://drive.google.com/drive/folders/16qmQ9FeAKFbu1tBrAeZSQky-vl_8cHE0

In spite of the surrounding community's overwhelming opposition to Mr. Joshi's original rezoning request and plans for all the reasons listed below, Mr. Joshi has resubmitted essentially the same plan that **McKinney City and Planning Commission already recommended against specifically because of the proposed size of this event center and inevitable, ongoing disturbance of community peace due to outdoor amusement noise, music and celebratory activities**. While this application is viewed by the City as a new application, in fact, YOU *are* the City and should recognize a ruse when you see it. While the community understands a developer's right to withdraw and resubmit development plans as many times as he wishes, it should be obvious to you that this resubmission is a transparent tactic to circumvent previous opposition records, avoid a City Council super-majority vote, and increase the chances of pushing these original plans through the City approval process.

The community organized two meetings with Mr. Joshi and his team to give Mr. Joshi the opportunity to address community concerns and propose practical solutions. Mr. Joshi used these meetings to attempt to sell his plans to the community but never actually offered tangible and acceptable solutions. The only "compromise" Mr. Joshi was willing to make was an "intention" to not have outdoor live bands, which is unenforceable in practical terms and would not preclude him from piping indoor live-band and recorded music to the outdoor areas via speakers. Additionally, any new property owner would be able to reinterpret the outdoor amusement zoning allowance and decide to have live music outdoors. In fact, Mr. Joshi did NOT include this compromise in his resubmitted same plans, and did NOT include the promised "tie-down" clause. The upshot was that Mr. Joshi did NOT propose any realistic solutions to address the community's serious concerns.

Original and Ongoing Community Concerns

Size & location – 45,000 sq. ft, 5-story high, hosting 800+ visitors per event placed in the center of five residential neighborhoods. This triples the current size cap. P&Z took issue with this size and location because it is incompatible with the surrounding land uses and regulations.

Land Use / Outdoor Amusement Constant disturbance of the peace – Celebrations of 800+ visitors with indoor/outdoor music in residential “quiet zone” days and evenings up to 11 p.m. (and likely later). P&Z took issue here, as well.

Business Irrelevant to local consumers – An event center hosting 800+ people is useless and inappropriate to the surrounding community that nonetheless must endure whatever negative effects it will impose on this community. Non-compliant with our district strategy.

Financial Risk / Unique, non-reusable structure – If business fails, community is left with an oversized, unused structure that serves no purpose for community. Also, Event venues rental fees are not taxable in McKinney, so MISD will suffer greatly from this development. Non-compliant with McKinney ONE.

Property rezoned and flipped – Potential for other large and equally inappropriate structures and businesses to be created. Mr. Joshi also committed to re-submitting a tied-down layout, we have him recorded as saying so.

Oversized parking lot – To accommodate 300+ vehicles (assumption being each vehicle will be a high-occupancy vehicle, plus sustained, invasive street-lamp pollution throughout the night).

Overflow traffic and parking overflow – Potential for guests to park in surrounding neighborhoods. Google already shows typical slowdowns at Virginia and Lake Forest during the evenings of Friday and Saturday. Adding hundreds of cars at a peak time is non-compliant with the City’s Mobile strategy for that junction.

Destruction of quality trees, natural beauty, open creek – A development appropriate to current zoning should require minimal destruction of quality trees and other natural beauty.

This maneuver to withdraw and resubmit the same plan technically nullifies all previous opposition collateral that had been gathered for the previous nearly identical plan. As a result, the community is compelled to generate more hardcopy signed letters, e-letters, and attend the next P&Z public hearing (again) and the subsequent City Council public hearings to reiterate all the same concerns. This procedural subterfuge only serves to infuriate the community, exposes this developer’s lack of concern for this community, and strengthens this community’s collective resolve to oppose this zoning change and prevent this event center from being built on this property.

It is this community’s expectation that the McKinney Planning and Zoning Commission and City Council will not turn a blind eye to the previous and upcoming overwhelming body of protest to this proposed event center in a residential area, and will make decisions that are in the best interest of their constituents and tax-paying homeowners.

Thank you for attention to this matter.

Respectfully,

Cory Rains
5117 LAKE BEND DRIVE
MCKINNEY, TX. 75071

Joseph Moss

From: Terri Ramey
Sent: Monday, August 17, 2020 8:10 AM
To: Joseph Moss
Subject: FW: case # 20-0074Z

FYI –

From: Emily Reed
Sent: Saturday, August 15, 2020 4:34 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: case # 20-0074Z

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Dear McKinney Planning and Zoning, Mayor Fuller, City Council, et al,

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Thank you for attention to this matter.
Respectfully,
Emily Reed
516 Rock Ridge Way McKinney Texas

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 3:29 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: Land development

From: L Reed <ldrntexas@gmail.com>
Sent: Thursday, October 8, 2020 2:36 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Land development

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Laurie Reed
6150 Alma Rd
McKinney, TX 75070

Joseph Moss

From: Emma Regalado
Sent: Monday, August 17, 2020 7:56 PM
To: Mayor; District2; District1; District3; District4; Atlarge1; Atlarge2; Contact-City Council; Contact-Planning; Jennifer Arnold; Joseph Moss
Subject: case number: 20-0074Z

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The new case number: **20-0074Z**

https://drive.google.com/drive/folders/1BV5R5e5lhne8luSGy8H75jt_nJWQz2G6

Original Case Number: **20-0004Z**

https://drive.google.com/drive/folders/16qmQ9FeAKFbu1tBrAeZSQky-vl_8cHE0

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- **Overflow traffic and parking overflow** – Potential for guests to park in surrounding neighborhoods. Google already shows typical slowdowns at Virginia and Lake Forest during the evenings of Friday and Saturday. Adding hundreds of cars at a peak time is non-compliant with the City’s Mobile strategy for that junction.
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It is this community’s expectation that the McKinney Planning and Zoning Commission and City Council will not turn a blind eye to the previous and upcoming overwhelming body of protest to this proposed event center in a residential area, and will make decisions that are in the best interest of their constituents and tax-paying homeowners.

Thank you for attention to this matter.

Respectfully,

Emma Regalado

5129 Lake Bend Dr.

McKinney, TX 75071

Joseph Moss

From: Kelly Reynolds
Sent: Tuesday, August 18, 2020 11:30 AM
To: Planning; Mayor; District2; District1; District3; District4; Atlarge1; Atlarge2; Contact-City Council; Contact-Planning; Jennifer Arnold; Joseph Moss
Subject: New case number is 20-0074Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

I am a resident of Stonebridge Ranch and have lived here for over 7 years. I am raising my children in a beautiful community and would like to keep it that way. I am not sure why anyone would feel that putting a large event center on Lake Forest and Virginia would be a good idea but frankly is isn't.

Please PLEASE listen to the residents of this beautiful neighborhood and deny this request. There is still much land undeveloped in McKinney, which I feel should be left alone, but would better serve this type of event center. Why

is this developer insistent on putting such a venue on this corner? In a residential area? It just doesn't make any sense.

When I heard that the City Counsel had approved this action last time I was so disheartened to think that the residents actually had no voice and that the City was not at all concerned with how we felt about this building. Again, the people in this community strongly oppose this action and request that the City Counsel and the Mayor listen to the wants of the residents that actually live here instead of the bottom line.

Thank you for your time and I pray that you come to the right decision

Respectfully,

Kelly Mattix

5019 Quail Ridge Drive (Quail Creek Community)

McKinney, TX 75072

Joseph Moss

From: Thomas Riley
Sent: Tuesday, October 13, 2020 9:19 PM
To: Contact-Planning
Subject: I oppose - Tom and Heather Riley

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

BODY:

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,
Tom and Heather Riley
2829 Dunbar Drive
Mckinney

Sent from my iPhone

Joseph Moss

From: Kathy Wright
Sent: Friday, October 9, 2020 1:58 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: erik rogers ·
Sent: Friday, October 9, 2020 1:54 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

To whom it may concern,

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Thank you,

Erik Rogers
5508 Fairfax Ct, McKinney, Tx. 75072

Joseph Moss

From: Kathy Wright
Sent: Friday, October 9, 2020 1:58 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

-----Original Message-----

From: Carrie D. Rogers
Sent: Friday, October 9, 2020 1:39 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

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Thanks,
Carrie Rogers
5508 Fairfax Ct

Joseph Moss

From: Jonathan Rogers
Sent: Tuesday, August 18, 2020 12:20 PM
To: Contact-Planning
Cc: Mayor; District2; District1; District3; District4; Atlarge1; Atlarge2; Contact-City Council; Jennifer Arnold; Joseph Moss

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear McKinney Planning and Zoning, Mayor Fuller, City Council, et al,

I **STRONGLY OPPOSE** the planned development and proposed zoning change, case # 20-0074Z, submitted by Sanjay Joshi and Steven Homeyer, which is a resubmission of case # 20-0004Z that McKinney Planning & Zoning Commission voted against.

Mr. Sanjay Joshi, and site and land planner, Steven Homeyer, have resubmitted this nearly identical property rezoning request and plan to build a 45,000 sq. ft. mega event center in the center of residential zone on the southwest tract of land at Virginia Parkway and Lake Forest Drive:

The new case number: **20-0074Z**

https://drive.google.com/drive/folders/1BV5R5e5lhnE8luSGy8H75jt_nJWQz2G6

Original Case Number: **20-0004Z**

https://drive.google.com/drive/folders/16qmQ9FeAKFbu1tBrAeZSQky-vl_8cHE0

In spite of the surrounding community's overwhelming opposition to Mr. Joshi's original rezoning request and plans for all the reasons listed below, Mr. Joshi has resubmitted essentially the same plan that **McKinney City and Planning Commission already recommended against specifically because of the proposed size of this event center and inevitable, ongoing disturbance of community peace due to outdoor amusement noise, music and celebratory activities**. While this application is viewed by the City as a new application, in fact, YOU *are* the City and should recognize a ruse when you see it. While the community understands a developer's right to withdraw and resubmit development plans as many times as he wishes, it should be obvious to you that this resubmission is a transparent tactic to circumvent previous opposition records, avoid a City Council super-majority vote, and increase the chances of pushing these original plans through the City approval process.

The community organized two meetings with Mr. Joshi and his team to give Mr. Joshi the opportunity to address community concerns and propose practical solutions. Mr. Joshi used these meetings to attempt to sell his plans to the community but never actually offered tangible and acceptable solutions. The only "compromise" Mr. Joshi was willing to make was an "intention" to not have outdoor live bands, which is unenforceable in practical terms and would not preclude him from piping indoor live-band and recorded music to the outdoor areas via speakers. Additionally, any new property owner would be able to reinterpret the outdoor amusement zoning allowance and decide to have live music outdoors. In fact, Mr. Joshi did NOT include this compromise in his resubmitted same plans, and did NOT include the promised "tie-down" clause. The upshot was that Mr. Joshi did NOT propose any realistic solutions to address the community's serious concerns.

Original and Ongoing Community Concerns

-
- **Size**
- **& location** – 45,000 sq. ft, 5-story high, hosting 800+ visitors

- per event placed in the center of five residential neighborhoods. This triples the current size cap. P&Z took issue with this size and location because it is incompatible with the surrounding land uses and regulations.
-
-
- **Land**
- **Use / Outdoor Amusement Constant disturbance of the peace**
- – Celebrations of 800+ visitors with indoor/outdoor music in residential “quiet zone” days and evenings up to 11 p.m. (and likely later). P&Z took issue here, as well.
-
-
- **Business**
- **Irrelevant to local consumers** – An event center hosting 800+ people is useless and inappropriate to the surrounding community that nonetheless must endure whatever negative effects it will impose on this community. Non-compliant with our district strategy.
-
-
- **Financial**
- **Risk / Unique, non-reusable structure** – If business fails, community is left with an oversized, unused structure that serves no purpose for community. Also, Event venues rental fees are not taxable in McKinney, so MISD will suffer greatly from this development. Non-compliant with McKinney ONE.
-
-
- **Property**
- **rezoned and flipped** – Potential for other large and equally inappropriate structures and businesses to be created. Mr. Joshi also committed to re-submitting a tied-down layout, we have him recorded as saying so.
-
-
- **Oversized**
- **parking lot** – To accommodate 300+ vehicles (assumption being each vehicle will be a high-occupancy vehicle, plus sustained, invasive street-lamp pollution throughout the night).
-
-
- **Overflow**
- **traffic and parking overflow** – Potential for guests to park in surrounding neighborhoods. Google already shows typical slowdowns at Virginia and Lake Forest during the evenings of Friday and Saturday. Adding hundreds of cars at a peak time is non-compliant with the City’s Mobile strategy for that junction.
-
-
- **Destruction**
- **of quality trees, natural beauty, open creek** – A development appropriate to current zoning should require minimal destruction of quality trees and other natural beauty.
-

This maneuver to withdraw and resubmit the same plan technically nullifies all previous opposition collateral that had been gathered for the previous nearly identical plan. As a result, the community is compelled to generate more hardcopy signed letters, e-letters, and attend the next P&Z public hearing (again) and the subsequent City Council public hearings to reiterate all the same concerns. This procedural subterfuge only serves to infuriate the community, exposes

this developer's lack of concern for this community, and strengthens this community's collective resolve to oppose this zoning change and prevent this event center from being built on this property.

It is this community's expectation that the McKinney Planning and Zoning Commission and City Council will not turn a blind eye to the previous and upcoming overwhelming body of protest to this proposed event center in a residential area, and will make decisions that are in the best interest of their constituents and tax-paying homeowners.

Thank you for attention to this matter.

Respectfully,

Jonathan Rogers

5125 Lake Bend Dr., Mckinney TX 75071

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 3:02 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: Galina Rowland
Sent: Wednesday, October 7, 2020 2:14 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

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Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

With respect,

The Rowland Family
5115 Quail Ridge Drive
McKinney, TX 75072.

From: [Galina Rowland](#)
To: [Scott Elliott](#)
Cc: [Contact-Planning](#)
Subject: Fwd: 20-0074Z: I OPPOSE THIS PROJECT - Galina Rowland
Date: Tuesday, October 13, 2020 7:32:40 AM

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

----- Forwarded message -----

From: Galina Rowland
Date: Wed, Oct 7, 2020 at 2:14 PM
Subject: 20-0074Z: I OPPOSE THIS PROJECT
To: contact-planning@mckinneytexas.org <contact-planning@mckinneytexas.org>

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With respect,

The Rowland Family
5115 Quail Ridge Drive
McKinney, TX 75072.

Joseph Moss

From: Terri Ramey
Sent: Monday, August 17, 2020 8:05 AM
To: Joseph Moss
Subject: FW: Case#20-0074Z

FYI -

-----Original Message-----

From: Misty Roy
Sent: Sunday, August 16, 2020 10:30 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Case#20-0074Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear McKinney Planning and Zoning, Mayor Fuller, City Council, et al,

I STRONGLY OPPOSE the planned development and proposed zoning change, case # 20-0074Z, submitted by Sanjay Joshi and Steven Homeyer, which is a resubmission of case # 20-0004Z that McKinney Planning & Zoning Commission voted against.

Thank you for attention to this matter.

Respectfully,
Misty Roy
5421 Crystal Court
McKinney, TX 75072

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 3:29 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: October 13th City Planning Meeting

From: Kelly Rudiger
Sent: Thursday, October 8, 2020 1:55 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: October 13th City Planning Meeting

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

RE: . SUBJECT: 20-0074Z:

We are writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. This is actually the exact location that we brag about to all of our friends back on the West Coast of why we love McKinney. Because, we are so proud to have rural, suburban and commercial land all in the same neighborhood! Breath of fresh air for us former CITY folk.

Please vote to support McKinney's own motto, "Nature by design" and save this corner from further development.

In regards,

Tony Bingham
Kelly Rudiger
Renaë Bingham
812 Moss Cliff Circle
McKinney, TX 75071

Joseph Moss

From: Kathy Wright
Sent: Friday, October 9, 2020 8:47 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z

-----Original Message-----

From: robin Russo
Sent: Thursday, October 8, 2020 8:33 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z

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SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

BODY:

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Thanks,

Robin Russo
905 Brookwater Dr
Mckinney TX 75071
Sent from my iPhone

Joseph Moss

From: Kathy Wright
Sent: Friday, October 9, 2020 8:47 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

-----Original Message-----

From: Robin santana
Sent: Thursday, October 8, 2020 8:34 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

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Thanks,
Robin Santana
1106 Griffin St
Mckinney TX 75069

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 3:37 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: Sherri Schaeffer
Sent: Wednesday, October 7, 2020 1:59 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT BODY: I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to: 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes. 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows. 3) parking is insufficient for a space of this size and would drive traffic into neighborhood 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities. 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking. 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc. 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to. 8) the center is not something the local residents can use regularly (if ever) 9) Covid regulations suggest that events of this size won't even be feasible for years to come. 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

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Thanks,
Sherri Schaeffer
4807 Ivyleaf Lane, McKinney, TX, 75072

Sent from [Mail](#) for Windows 10

Joseph Moss

From: Hillary Scofield
Sent: Wednesday, August 19, 2020 11:56 AM
To: Planning
Cc: Mayor; District2; District1; District3; District4; Atlarge1; Atlarge2; Contact-City Council; Contact-Planning; Jennifer Arnold; Joseph Moss
Subject: Proposed Event Center @ Virginia and Lake Forest

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Joe Moss and City Planning Team, I am absolutely OPPOSED to the Zoning Change proposal at Lake Forest and Virginia, Case 20-0074Z for the following reasons: does not support the economic and financial growth of McKinney as readily as office and retail would (I myself cannot recall the last time I used, or even attended, an event facility of great proportion, and do not have a foreseeable need of this scale); an event center does not serve nor support the surrounding neighborhoods; exceeds building sizes established in the original Planned Development/Zoning and would be disproportionate to the surrounding areas; does not align with the purpose and psychographic of our "Established Community" district; would be very difficult, if not impossible, for "outdoor amusement" and event venues for 800 seated (which means up to 1500 reception style) to comply with city ordinances including but not limited to: Noise (proximity to residents), lighting (for outdoor/parking), landscaping (tree preservation), and even event permitting (safety, fireguard, traffic, parking, etc.).

I also find it disgusting that the developer refuses to work with the neighborhood and instead plays games to get his monstrosity built. I understand something has to be built on the corner however having overnight party suites in a residential area will do nothing but encourage reckless behavior. I don't want drunk and loud partiers wandering around or near our neighborhood, especially with a 1 year old son at home. I work in the commercial insurance industry and just the liquor liability of this type of venue is something I wouldn't touch or care to write due to these exposures.

NAME: Hillary Warren ADDRESS: 5301 Sandstone Ln, Mckinney TX 75072

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 3:38 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: Amy Schramm
Sent: Wednesday, October 7, 2020 3:15 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

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Thanks, Amy Schramm 1004 Evening Shade Lane McKinney, TX 75072

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 10:56 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

-----Original Message-----

From: Dawn Sellers
Sent: Thursday, October 8, 2020 10:55 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

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- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,
Dawn Sellers
1401 Shady Bend Dr
McKinney Texas 75071

Sent from my iPhone

Joseph Moss

From: Terri Ramey
Sent: Monday, August 17, 2020 8:11 AM
To: Joseph Moss
Subject: FW: Opposing case #20-0074Z

FYI –

From: Melissa Shangraw
Sent: Saturday, August 15, 2020 4:15 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Opposing case #20-0074Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear McKinney Planning and Zoning, Mayor Fuller, City Council, et al,

I STRONGLY OPPOSE the planned development and proposed zoning change, case # 20-0074Z, submitted by Sanjay Joshi and Steven Homeyer, which is a resubmission of case # 20-0004Z that McKinney Planning & Zoning Commission voted against.

Thank you for attention to this matter.
Respectfully,

Melissa Shangraw
5316 Sandstone Ln, McKinney, TX 75072

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 3:02 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: Melissa Shangraw
Sent: Wednesday, October 7, 2020 2:17 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.
- 11) There are many other options for a venue like this to be built in McKinney that would not interfere with existing neighborhoods. Developmental property is widely available in areas where the noise or traffic would be less disruptive.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thank you,
Melissa Shangraw, 5316 Sandstone Ln

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 1:43 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: Brandon Shangraw
Sent: Wednesday, October 7, 2020 1:22 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) Event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) Parking is insufficient for a space of this size and would drive traffic into the neighborhood
- 4) Overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) Alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) There are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) The noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8)The center is not something the local residents can use regularly (if ever)
- 9) COVID regulations suggest that events of this size won't even be feasible for years to come.
- 10)There have been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school, and elementary schools right down the street and the new developments frequent events.
- 11)There are many other options for a venue like this to be built in McKinney that would not interfere with existing neighborhoods. Developmental property is widely available in areas where the noise or traffic would be less disruptive.

Please also note within my opposition that I oppose a system that favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thank You,
Brandon Shangraw
5316 Sandstone Ln
McKinney TX 75072

--

Brandon Shangraw

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 11:08 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

fyi

-----Original Message-----

From: Meredith Shelton
Sent: Wednesday, October 7, 2020 10:54 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,
Meredith Shelton
5516 Amber Way
McKinney TX 75072

Joseph Moss

From: Terri Ramey
Sent: Monday, August 17, 2020 8:10 AM
To: Joseph Moss
Subject: FW: Case #20-0074Z

FYI -

-----Original Message-----

From: Meredith Shelton
Sent: Saturday, August 15, 2020 4:31 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Case #20-0074Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear McKinney Family & Zoning, Mayor Fuller, City Council, et al,

I STRONGLY OPPOSE the planned development and proposed zoning change, Case #20-0074Z submitted by Sanjay Joshi and Stephen Homeyer, which is a resubmission of case #20-0074Z that McKinney Family & Zoning commission voted against.

Thank you for your attention to this matter.

Respectfully,

Meredith Shelton
5516 Amber Way
McKinney, TX 75072

Joseph Moss

From: Mark D Shipp
Sent: Tuesday, August 18, 2020 1:11 PM
To: Contact-Planning
Cc: Mayor; District2; District1; District3; District4; Atlarge1; Atlarge2; Contact-City Council; Contact-Planning; Jennifer Arnold; Joseph Moss
Subject: Opposition to Case 20-0074Z
Importance: High

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Joe Moss and City Planning Team,

I am absolutely OPPOSED to the Zoning Change proposal at Lake Forest and Virginia, **Case 20-0074Z** for the following reasons:

- 1) Does not support the economic and financial growth of McKinney as readily as office and retail would.
- 2) An event center does not serve nor support the surrounding neighborhoods.
- 3) Exceeds building sizes established in the original Planned Development/Zoning and would be disproportionate to the surrounding areas.
- 4) Does not align with the purpose and psychographic of our "Established Community" district.
- 5) Would be very difficult, if not impossible, for "outdoor amusement" and event venues for 800 seated (which means up to 1500 reception style) to comply with city ordinances including but not limited to: Noise (proximity to residents), lighting (for outdoor/parking), landscaping (tree preservation), and even event permitting (safety, fireguard, traffic, parking, etc.).

NAME: Mark Shipp

ADDRESS: 2908 Greenview Drive, McKinney, TX 75072

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 12:41 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: Rezoning of land at corner of Virginia and Lake Forest

From: davidschultz14
Sent: Thursday, October 8, 2020 12:30 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Rezoning of land at corner of Virginia and Lake Forest

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

BODY:

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,
David Schultz 5110 N Briar Ridge Circle

Sent from my T-Mobile 4G LTE Device

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 12:35 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

fyi

From: RamseyJenna Simmons
Sent: Wednesday, October 7, 2020 11:42 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

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- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,

Paul Ramsey Simmons
5400 Pebble Ct. McKinney, Tx 75072

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 12:35 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

fyi

From: Jenna Simmons ·
Sent: Wednesday, October 7, 2020 11:45 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

McKinney Planning,

As a 35 week pregnant resident, some of these reasons are very personal to me. I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the

system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,

Jenna Simmons
5400 Pebble Ct. McKinney, Tx 75072

Joseph Moss

From: Terri Ramey
Sent: Thursday, August 20, 2020 5:13 PM
To: Joseph Moss
Subject: FW: NO!

FYI –

From: Laura Sinclair
Sent: Thursday, August 20, 2020 3:35 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Cc: Mayor <Mayor@mckinneytexas.org>
Subject: NO!

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent from my following:

Joe Moss and City Planning Team, I am absolutely OPPOSED to the Zoning Change proposal at Lake Forest and Virginia, Case 20-0074Z for the following reasons: does not support the economic and financial growth of McKinney as readily as office and retail would (I myself cannot recall the last time I used, or even attended, an event facility of great proportion, and do not have a foreseeable need of this scale); an event center does not serve nor support the surrounding neighborhoods; exceeds building sizes established in the original Planned Development/Zoning and would be disproportionate to the surrounding areas; does not align with the purpose and psychographic of our “Established Community” district; would be very difficult, if not impossible, for “outdoor amusement” and event venues for 800 seated (which means up to 1500 reception style) to comply with city ordinances including but not limited to: Noise (proximity to residents), lighting (for outdoor/parking), landscaping (tree preservation), and even event permitting (safety, fireguard, traffic, parking, etc.). NAME: Laura Sinclair ADDRESS: 503 Broad Leaf Lane, McKinney 75072

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 3:38 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: Michelle Skoczek
Sent: Wednesday, October 7, 2020 3:10 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am opposed to the proposed re-zone for the development project on the corner of Virginia and Lake Forest.

My reasons are as follows:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes. Changing this zoning will effect their property values and the way they live their day to day lives.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood and allowing for overnight activities makes it even more troublesome for nearby neighborhoods
- 4) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 5) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially in combination with the high school right down the street and their frequent events. Please require this kind of study even if this same application is re-submitted.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents nearby who purchased property in neighborhood living locations - not loud or bright commercial areas
- 8) the center is not something the local residents can use regularly (if ever) because Covid regulations suggest that events of this size won't even be feasible for years to come. Residents shouldn't make this sacrifice for something that our city can't use.

Please also note that this opposition should be attached and applied to the future resubmission of this project even if I don't get notice of it in the future. I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,

Michelle Skoczek

3416 Sugar Pine Drive

McKinney, Texas

Joseph Moss

From: Terri Ramey
Sent: Monday, August 17, 2020 8:11 AM
To: Joseph Moss
Subject: FW: case # 20-0074Z

FYI -

-----Original Message-----

From: Meganleigh117
Sent: Saturday, August 15, 2020 3:43 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: case # 20-0074Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear McKinney Planning and Zoning, Mayor Fuller, City Council, et al,

I STRONGLY OPPOSE the planned development and proposed zoning change, case # 20-0074Z, submitted by Sanjay Joshi and Steven Homeyer, which is a resubmission of case # 20-0004Z that McKinney Planning & Zoning Commission voted against.

Thank you for attention to this matter.

Respectfully,

Megan Smith
5217 Hawks Nest
McKinney, TX 75072

Joseph Moss

From: Terri Ramey
Sent: Tuesday, August 18, 2020 11:47 AM
To: Joseph Moss
Subject: FW: Development plans for the corner of Lake Forest & Virginia Parkway

FYI –

From: Nelson W Smith
Sent: Tuesday, August 18, 2020 11:09 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Cc: District2 <District2@mckinneytexas.org>; District1 <District1@mckinneytexas.org>; District3 <District3@mckinneytexas.org>; District4 <District4@mckinneytexas.org>; Atlarge1 <Atlarge1@mckinneytexas.org>; Atlarge2 <Atlarge2@mckinneytexas.org>; Contact-City Council <Contact-CityCouncil@mckinneytexas.org>; Jennifer Arnold <jarnold@mckinneytexas.org>
Subject: Development plans for the corner of Lake Forest & Virginia Parkway

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern, those elected officials as well as appointed.

I adamantly oppose the proposed event center on this location. I live in the Quail Creek #1 neighborhood, we already hear noise from Boyd High School which is about 4 blocks away when they are doing band practice outside in the parking lot. An event center this close to our neighborhood would be far worse, especially since it planned to be an indoor and outdoor center. Not only will the noise and traffic cause issues, I believe it will hurt our property values as well. And I expect overflow parking will spill into our neighborhoods.

I'm sure there are other places to build the event center. How about close to the new stadium, or Dowell park proposed to be sold. That's next to the landfill which would be a perfect place for something like this. If this is approved for the Lake Forest/Virginia Parkway location, I believe you will see an exodus of the surrounding neighborhoods, but not before an election takes care of those who approved it.

BR/
Nelson Smith
5127 Hawks Nest
McKinney, TX 75072

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 3:28 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: Rezoning Virginia and Lake Forest

From: Marilyn Smith
Sent: Thursday, October 8, 2020 1:37 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Rezoning Virginia and Lake Forest

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT BODY: I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to: 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes. 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows. 3) parking is insufficient for a space of this size and would drive traffic into neighborhood 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities. 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking. 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc. 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to. 8) the center is not something the local residents can use regularly (if ever) 9) Covid regulations suggest that events of this size won't even be feasible for years to come. 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events. Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning. Thanks, NAME AND ADDRESS

Marilyn J Smith
6113 Greywalls Drive
McKinney, Tx 75072

Joseph Moss

From: Kathy Wright
Sent: Friday, October 9, 2020 9:50 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: Opposition to 20-0074Z

From: Kayla Sollars
Sent: Friday, October 9, 2020 9:18 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Opposition to 20-0074Z

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to: 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes. 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows. 3) parking is insufficient for a space of this size and would drive traffic into neighborhood 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities. 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking. 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc. 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to. 8) the center is not something the local residents can use regularly (if ever) 9) Covid regulations suggest that events of this size won't even be feasible for years to come. 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events. Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning. Thank you,

Kayla Sollars
5809 Sterling Trail
McKinney, TX 75071

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 12:45 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

-----Original Message-----

From: Peter Stafford
Sent: Thursday, October 8, 2020 12:43 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) alcohol intake at these types of events often leads to over-consumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) COVID regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Best Regards,

Peter Stafford

3428 Pueblo Dr
McKinney TX

Joseph Moss

From: Terri Ramey
Sent: Thursday, August 27, 2020 10:33 AM
To: Joseph Moss
Subject: FW: LETTER OF OPPOSITION TO REZONING FOR EVENT CENTER

FYI -

-----Original Message-----

From: Shane Stakem
Sent: Thursday, August 27, 2020 10:24 AM
To: District3 <District3@mckinneytexas.org>; Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Re: LETTER OF OPPOSITION TO REZONING FOR EVENT CENTER

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I, Shane Stakem, living at 1013 Cedar View Lane in McKinney am 100% opposed to the rezoning and building of an event center at the Virginia Parkway location. When deciding to move to this location from out of state, the current land use at this location was one of the things that attracted me to buy here, just March of this year. Please don't turn this area into a circus as we will most likely relocate elsewhere.

Thank you,
Kendra Stakem
1013 Cedar View Lane
McKinney TX, 75072

On Thu, Aug 27, 2020 at 8:10 AM Kendra Stakem wrote:

>
> I, Kendra Stakem, living at 1013 Cedar View Lane in McKinney am 100% opposed to the rezoning and building of an event center at the Virginia Parkway location. When deciding to move to this location from out of state, the current land use at this location was one of the things that attracted me to buy here, just March of this year. Please don't turn this area into a circus as we will most likely relocate elsewhere.

>
> Thank you,
> Kendra Stakem
> 1013 Cedar View Lane
> McKinney TX, 75072

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 8:58 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT:

-----Original Message-----

From: Kendra Stakem
Sent: Thursday, October 8, 2020 8:56 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Cc: Shane Stakem <shaneman@gmail.com>
Subject: 20-0074Z: I OPPOSE THIS PROJECT:

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
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- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
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Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,

Kendra Stakem
Bluffs at winding creek

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 12:45 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

-----Original Message-----

From: Dawn Stiegman
Sent: Thursday, October 8, 2020 12:42 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

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Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,
Dawn and Bryan Stiegman

Sent from my iPhone

Joseph Moss

From: Terri Ramey
Sent: Tuesday, August 18, 2020 4:02 PM
To: Joseph Moss
Subject: FW: Event Center near Lake Forest and Virginia Parkway

FYI -

-----Original Message-----

From: Bruce Stratton
Sent: Tuesday, August 18, 2020 4:02 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Event Center near Lake Forest and Virginia Parkway

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have just now seen the plans for an 800 person event center near my home in the Villages of Lake Forest and I don't want to see this as it will add even more congestion to an all ready congested area. We have the school and those of us who live in the cul-de-sacs across from the school had to resort to our gates being welded shut as students were parking in our cul-de-sacs. Add to the fact that that late night events next to houses with families trying to lead normal lives. Please reconsider the location. We have lived here for 14 years and don't want to leave. I fear this may force more families to sell their houses.

Thank you,
Bruce Stratton
5001 Wethington Court
McKinney, Texas 75071

Sent from my iPhone

Joseph Moss

From: Terri Ramey
Sent: Monday, August 17, 2020 8:09 AM
To: Joseph Moss
Subject: FW: Case # 20-0074Z Protest

FYI –

From: Charles Swann
Sent: Saturday, August 15, 2020 9:27 PM
To: Mayor <Mayor@mckinneytexas.org>; District2 <District2@mckinneytexas.org>; District1 <District1@mckinneytexas.org>; District3 <District3@mckinneytexas.org>; District4 <District4@mckinneytexas.org>; Atlarge1 <Atlarge1@mckinneytexas.org>; Atlarge2 <Atlarge2@mckinneytexas.org>; Contact-City Council <Contact-CityCouncil@mckinneytexas.org>; Contact-Planning <Contact-Planning@mckinneytexas.org>; Jennifer Arnold <jarnold@mckinneytexas.org>; Joseph Moss <jmoss@mckinneytexas.org>
Subject: Case # 20-0074Z Protest

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear McKinney Planning and Zoning, Mayor Fuller, City Council, et al,

I **STRONGLY OPPOSE** the planned development and proposed zoning change, case # 20-0074Z, submitted by Sanjay Joshi and Steven Homeyer, which is a resubmission of case # 20-0004Z that McKinney Planning & Zoning Commission voted against.

Mr. Sanjay Joshi, and site and land planner, Steven Homeyer, have resubmitted this nearly identical property rezoning request and plan to build a 45,000 sq. ft. mega event center in the center of residential zone on the southwest tract of land at Virginia Parkway and Lake Forest Drive:

The new case number: **20-0074Z**

https://drive.google.com/drive/folders/1BV5R5e5lhneE8luSGy8H75jt_nJWQz2G6

Original Case Number: **20-0004Z**

https://drive.google.com/drive/folders/16qmQ9FeAKFbu1tBrAeZSQky-vl_8cHE0

In spite of the surrounding community's overwhelming opposition to Mr. Joshi's original rezoning request and plans for all the reasons listed below, Mr. Joshi has resubmitted essentially the same plan that **McKinney City and Planning Commission already recommended against specifically because of the proposed size of this event center and inevitable, ongoing disturbance of community peace due to outdoor amusement noise, music and celebratory activities**. While this application is viewed by the City as a new application, in fact, YOU are the City and should recognize a ruse when you see it. While the community understands a developer's right to withdraw and resubmit development plans as many times as he wishes, it should be obvious to you that this resubmission is a transparent tactic to circumvent previous opposition records, avoid a City Council super-majority vote, and increase the chances of pushing these original plans through the City approval process.

The community organized two meetings with Mr. Joshi and his team to give Mr. Joshi the opportunity to address community concerns and propose practical solutions. Mr. Joshi used these meetings to attempt to sell his plans to the community but never actually offered tangible and acceptable solutions. The only "compromise" Mr. Joshi was willing to

make was an “intention” to not have outdoor live bands, which is unenforceable in practical terms and would not preclude him from piping indoor live-band and recorded music to the outdoor areas via speakers. Additionally, any new property owner would be able to reinterpret the outdoor amusement zoning allowance and decide to have live music outdoors. In fact, Mr. Joshi did NOT include this compromise in his resubmitted same plans, and did NOT include the promised “tie-down” clause. The upshot was that Mr. Joshi did NOT propose any realistic solutions to address the community’s serious concerns.

Original and Ongoing Community Concerns

- **Size & location** – 45,000 sq. ft, 5-story high, hosting 800+ visitors per event placed in the center of five residential neighborhoods. This triples the current size cap. P&Z took issue with this size and location because it is incompatible with the surrounding land uses and regulations.
- **Land Use / Outdoor Amusement Constant disturbance of the peace** – Celebrations of 800+ visitors with indoor/outdoor music in residential “quiet zone” days and evenings up to 11 p.m. (and likely later). P&Z took issue here, as well.
- **Business Irrelevant to local consumers** – An event center hosting 800+ people is useless and inappropriate to the surrounding community that nonetheless must endure whatever negative effects it will impose on this community. Non-compliant with our district strategy.
- **Financial Risk / Unique, non-reusable structure** – If business fails, the community is left with an oversized, unused structure that serves no purpose for the community. Also, Event venues rental fees are not taxable in McKinney, so MISD will suffer greatly from this development. Non-compliant with McKinney ONE.
- **Property rezoned and flipped** – Potential for other large and equally inappropriate structures and businesses to be created. Mr. Joshi also committed to re-submitting a tied-down layout, we have him recorded as saying so.
- **Oversized parking lot** – To accommodate 300+ vehicles (assumption being each vehicle will be a high-occupancy vehicle, plus sustained, invasive street-lamp pollution throughout the night).
- **Overflow traffic and parking overflow** – Potential for guests to park in surrounding neighborhoods. Google already shows typical slowdowns at Virginia and Lake Forest during the evenings of Friday and Saturday. Adding hundreds of cars at a peak time is non-compliant with the City’s Mobile strategy for that junction.
- **Destruction of quality trees, natural beauty, open creek** – A development appropriate to current zoning should require minimal destruction of quality trees and other natural beauty.

This maneuver to withdraw and resubmit the same plan technically nullifies all previous opposition collateral that had been gathered for the previous nearly identical plan. As a result, the community is compelled to generate more hardcopy signed letters, e-letters, and attend the next P&Z public hearing (again) and the subsequent City Council public hearings to reiterate all the same concerns. This procedural subterfuge only serves to infuriate the community, exposes this developer’s lack of concern for this community, and strengthens this community’s collective resolve to oppose this zoning change and prevent this event center from being built on this property.

It is this community’s expectation that the McKinney Planning and Zoning Commission and City Council will not turn a blind eye to the previous and upcoming overwhelming body of protest to this proposed event center in a residential area, and will make decisions that are in the best interest of their constituents and tax-paying homeowners.

Thank you for attention to this matter.

Respectfully,

Charles & Marilyn Swann
5029 Enclave Ct
McKinney, TX 75072

From: [Terri Ramey](#)
To: [Joseph \(Joe \) Moss \(jmoss@mckinneytexas.org\)](mailto:jmoss@mckinneytexas.org)
Cc: [Kathy Wright](#)
Subject: FW: 20-0074Z - I OPPOSE THIS PROJECT
Date: Monday, October 12, 2020 8:23:00 AM

FYI –

From: jessica
Sent: Saturday, October 10, 2020 9:13 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z - I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest.

Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents will use – we have already opposed this and our voices were heard
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there have been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the *unlimited withdrawal and resubmission of the same project*.

It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,

Jessica Taper
1314 Lakewood Drive

McKinney, TX 75072

Joseph Moss

From: Donna Tarallo
Sent: Tuesday, August 18, 2020 10:59 PM
To: Contact-Planning
Cc: Mayor@mckinney.org; District2; District1; District3; District4; Atlarge1; Atlarge2; Contact-City Council; Contact-Planning; Jennifer Arnold; Joseph Moss
Subject: Event Center

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Joe Moss and City Planning Team, I am absolutely OPPOSED to the Zoning Change proposal at Lake Forest and Virginia, Case 20-0074Z for the following reasons: does not support the economic and financial growth of McKinney as readily as office and retail would (I myself cannot recall the last time I used, or even attended, an event facility of great proportion, and do not have a foreseeable need of this scale); an event center does not serve nor support the surrounding neighborhoods; exceeds building sizes established in the original Planned Development/Zoning and would be disproportionate to the surrounding areas; does not align with the purpose and psychographic of our "Established Community" district; would be very difficult, if not impossible, for "outdoor amusement" and event venues for 800 seated (which means up to 1500 reception style) to comply with city ordinances including but not limited to: Noise (proximity to residents), lighting (for outdoor/parking), landscaping (tree preservation), and even event permitting (safety, fireguard, traffic, parking, etc.). Donna Tarallo
2608 White Owl Drive, McKinney

Joseph Moss

From: noreply@civicplus.com
Sent: Friday, October 16, 2020 11:45 AM
To: Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary
Subject: Online Form Submittal: Citizen Comments - Kristin Tharp

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 10/13/2020

My public comments are for an item NOT on the Agenda

I wish to comment about: zoning at 121/75

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

My understanding is a zoning change is being requested on the land off of 121 between Hardin and Lake Forest. In amongst beautiful neighborhoods and our city's football stadium, the city of McKinney wants to make the land a dumping ground for warehouses and industrial business. How does this support the local community? How does this support visitors to our city coming in for football games? How does this support the property values of the beautiful neighborhoods surrounding the area? I politely ask that the city of McKinney reconsider and support the local community with restaurants, shopping, and services that enhance the environment rather than destroy it.

First Name Kristin

Last Name Tharp

Address 1	4304 Cannock Drive
Address 2	<i>Field not completed.</i>
City	McKinney
State	TX
Zip	75070
Email Address	

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

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 3:01 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

-----Original Message-----

From: Brad Thomason
Sent: Wednesday, October 7, 2020 2:50 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

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- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,

Brad Thomason
709 Autumn Ridge Dr
McKinney, Texas

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 3:03 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

-----Original Message-----

From: Rob Thompson
Sent: Wednesday, October 7, 2020 2:03 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

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Thanks,
Rob Thompson
5500 Broken Bend Dr
Stonebrooke Crossing

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 12:33 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

FYI

-----Original Message-----

From: Forrest Timmons
Sent: Wednesday, October 7, 2020 12:31 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

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Hello,

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Thanks you,

Forrest Timmons
417 Blue Spring Dr.
McKinney, Tx 75072

Sent from my iPhone

Joseph Moss

From: Terri Ramey
Sent: Monday, August 17, 2020 8:11 AM
To: Joseph Moss
Subject: FW: Resident Opposition- Case # 20-0074Z

FYI -

-----Original Message-----

From: Forrest Timmons
Sent: Saturday, August 15, 2020 4:24 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Resident Opposition- Case # 20-0074Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear McKinney Planning and Zoning, Mayor Fuller, City Council, et al,

I STRONGLY OPPOSE the planned development and proposed zoning change, case # 20-0074Z, submitted by Sanjay Joshi and Steven Homeyer, which is a resubmission of case # 20-0004Z that McKinney Planning & Zoning Commission voted against.

Thank you for attention to this matter.
Respectfully,

Forrest Timmons
417 Blue Spring Dr.
McKinney, Tx 75072

Sent from my iPhone

Joseph Moss

From: Kathy Wright
Sent: Friday, October 9, 2020 8:48 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: Cathy Tomcala ·
Sent: Thursday, October 8, 2020 11:28 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

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Thanks,

C. Tomcala 712 Splash drive Mckinney 75071

Sent from my iPhone

Joseph Moss

From:
Sent: Thursday, August 20, 2020 7:46 AM
To: Planning
Cc: Mayor; District2; District1; District3; District4; Atlarge1; Atlarge2; Contact-City Council; Contact-Planning; Jennifer Arnold; Joseph Moss
Subject: OPPOSED -Zoning Change proposal at Lake Forest and Virginia, Case 20-0074Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Joe Moss and City Planning Team,

I am absolutely OPPOSED to the Zoning Change proposal at Lake Forest and Virginia, Case 20-0074Z for the following reasons:

Does not support the economic and financial growth of McKinney as readily as office and retail would (I myself cannot recall the last time I used, or even attended, an event facility of great proportion, and do not have a foreseeable need of this scale); An event center does not serve nor support the surrounding neighborhoods; exceeds building sizes established in the original Planned Development/Zoning and would be disproportionate to the surrounding areas; does not align with the purpose and psychographic of our "Established Community" district; Would be very difficult, if not impossible, for "outdoor amusement" and event venues for 800 seated (which means up to 1500 reception style) to comply with city ordinances including but not limited to: Noise (proximity to residents), lighting (for outdoor/parking), landscaping (tree preservation), and even event permitting (safety, fireguard, traffic, parking, etc.).

Denise Tracy
5037 Falcon Hollow rd.
McKinney TX 75072

Joseph Moss

From: Michael Trotter
Sent: Saturday, August 29, 2020 6:39 PM
To: Mayor; District2; District1; District3; District4; Atlarge1; Atlarge2; Contact-City Council; Contact-Planning; Jennifer Arnold; Joseph Moss
Subject: Proposed Zoning Change Opposition - Stone Brooke Crossing

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear McKinney Planning and Zoning, Mayor Fuller, City Council, et al,

I **STRONGLY OPPOSE** the planned development and proposed zoning change, case # 20-0074Z, submitted by Sanjay Joshi and Steven Homeyer, which is a resubmission of case # 20-0004Z that McKinney Planning & Zoning Commission voted against.

Mr. Sanjay Joshi, and site and land planner, Steven Homeyer, have resubmitted this nearly identical property rezoning request and plan to build a 45,000 sq. ft. mega event center in the center of residential zone on the southwest tract of land at Virginia Parkway and Lake Forest Drive:

The new case number: **20-0074Z**

https://drive.google.com/drive/folders/1BV5R5e5lhnE8luSGy8H75jt_nJWQz2G6

Original Case Number: **20-0004Z**

https://drive.google.com/drive/folders/16qmQ9FeAKFbu1tBrAeZSQky-vl_8cHE0

In spite of the surrounding community's overwhelming opposition to Mr. Joshi's original rezoning request and plans for all the reasons listed below, Mr. Joshi has resubmitted essentially the same plan that **McKinney City and Planning Commission already recommended against specifically because of the proposed size of this event center and inevitable, ongoing disturbance of community peace due to outdoor amusement noise, music and celebratory activities**. While this application is viewed by the City as a new application, in fact, YOU *are* the City and should recognize a ruse when you see it. While the community understands a developer's right to withdraw and resubmit development plans as many times as he wishes, it should be obvious to you that this resubmission is a transparent tactic to circumvent previous opposition records, avoid a City Council super-majority vote, and increase the chances of pushing these original plans through the City approval process.

The community organized two meetings with Mr. Joshi and his team to give Mr. Joshi the opportunity to address community concerns and propose practical solutions. Mr. Joshi used these meetings to attempt to sell his plans to the community but never actually offered tangible and acceptable solutions. The only "compromise" Mr. Joshi was willing to make was an "intention" to not have outdoor live bands, which is unenforceable in practical terms and would not preclude him from piping indoor live-band and recorded music to the outdoor areas via speakers. Additionally, any new property owner would be able to reinterpret the outdoor amusement zoning allowance and decide to have live music outdoors. In fact, Mr. Joshi did NOT include this compromise in his resubmitted same plans, and did NOT include the promised "tie-down" clause. The upshot was that Mr. Joshi did NOT propose any realistic solutions to address the community's serious concerns.

Original and Ongoing Community Concerns

- **Size & location** – 45,000 sq. ft, 5-story high, hosting 800+ visitors per event placed in the center of five residential neighborhoods. This triples the current size cap. P&Z took issue with this size and location because it is incompatible with the surrounding land uses and regulations.
- **Land Use / Outdoor Amusement Constant disturbance of the peace** – Celebrations of 800+ visitors with indoor/outdoor music in residential “quiet zone” days and evenings up to 11 p.m. (and likely later). P&Z took issue here, as well.
- **Business Irrelevant to local consumers** – An event center hosting 800+ people is useless and inappropriate to the surrounding community that nonetheless must endure whatever negative effects it will impose on this community. Non-compliant with our district strategy.
- **Financial Risk / Unique, non-reusable structure** – If business fails, community is left with an oversized, unused structure that serves no purpose for community. Also, Event venues rental fees are not taxable in McKinney, so MISD will suffer greatly from this development. Non-compliant with McKinney ONE.
- **Property rezoned and flipped** – Potential for other large and equally inappropriate structures and businesses to be created. Mr. Joshi also committed to re-submitting a tied-down layout, we have him recorded as saying so.
- **Oversized parking lot** – To accommodate 300+ vehicles (assumption being each vehicle will be a high-occupancy vehicle, plus sustained, invasive street-lamp pollution throughout the night).
- **Overflow traffic and parking overflow** – Potential for guests to park in surrounding neighborhoods. Google already shows typical slowdowns at Virginia and Lake Forest during the evenings of Friday and Saturday. Adding hundreds of cars at a peak time is non-compliant with the City’s Mobile strategy for that junction.
- **Destruction of quality trees, natural beauty, open creek** – A development appropriate to current zoning should require minimal destruction of quality trees and other natural beauty.

This maneuver to withdraw and resubmit the same plan technically nullifies all previous opposition collateral that had been gathered for the previous nearly identical plan. As a result, the community is compelled to generate more hardcopy signed letters, e-letters, and attend the next P&Z public hearing (again) and the subsequent City Council public hearings to reiterate all the same concerns. This procedural subterfuge only serves to infuriate the community, exposes this developer’s lack of concern for this community, and strengthens this community’s collective resolve to oppose this zoning change and prevent this event center from being built on this property.

It is this community’s expectation that the McKinney Planning and Zoning Commission and City Council will not turn a blind eye to the previous and upcoming overwhelming body of protest to this proposed event center in a residential area, and will make decisions that are in the best interest of their constituents and tax-paying homeowners.

Thank you for attention to this matter.

Respectfully,

Michael Trotter
 5109 Sandy Ct.
 McKinney, TX 75072

Joseph Moss

From: Terri Ramey
Sent: Thursday, August 27, 2020 8:15 AM
To: Joseph Moss
Subject: FW: Event Center

FYI –

From: Larry Urben
Sent: Wednesday, August 26, 2020 6:25 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Fwd: Event Center

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

DO NOT ALLOW THIS EVENT CENTER TO BE BUILT!

Didn't we ALREADY VOTE THIS OUT ONCE!!!!

SUE URBEN

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 7:58 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: I OPPOSE THE STUPID EVENT CENTER AGAIN!!

From: :
Sent: Wednesday, October 7, 2020 8:17 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: I OPPOSE THE STUPID EVENT CENTER AGAIN!!

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Why are you bothering us again!!!!

You know we don't want it and yet you attempt to shove it down our throats again

Shame ON YOU

Do the right thing!!!! For once

Susan Urben

Get the new AOL app: mail.mobile.aol.com

From: [Terri Ramey](#)
To: [Joseph \(Joe \) Moss \(jmoss@mckinneytexas.org\)](mailto:jmoss@mckinneytexas.org)
Cc: [Kathy Wright](#)
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT - Brion Vannucci
Date: Monday, October 12, 2020 4:02:00 PM

FYI -

-----Original Message-----

From: Brion Vannucci
Sent: Monday, October 12, 2020 3:57 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,
Brion Vannucci
5433 Pebble Ct
Mckinney, TX 75072

Sent from my iPhone

Joseph Moss

From: Terri Ramey
Sent: Wednesday, August 19, 2020 11:11 AM
To: Joseph Moss
Subject: FW: zoning change case 20-0074Z

FYI -

From: patsie vaughan
Sent: Wednesday, August 19, 2020 11:09 AM
To:
Subject: zoning change case 20-0074Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am absolutely **OPPOSED** to the Zoning Change proposal at Lake Forest and Virginia, Case 20-0074Z for the following reasons: does not support the economic and financial growth of McKinney as readily as office and retail would (I myself cannot recall the last time I used, or even attended, an event facility of great proportion, and do not have a foreseeable need of this scale); an event center does not serve nor support the surrounding neighborhoods; exceeds building sizes established in the original Planned Development/Zoning and would be disproportionate to the surrounding areas; does not align with the purpose and psychographic of our "Established Community" district; would be very difficult, if not impossible, for "outdoor amusement" and event venues for 800 seated (which means up to 1500 reception style) to comply with city ordinances including but not limited to: Noise (proximity to residents), lighting (for outdoor/parking), landscaping (tree preservation), and even event permitting (safety, fireguard, traffic, parking, etc.).

Sincerely,
Patsie Vaughan
5006 Quail Creek Dr
Mckinney Texas 75072

Joseph Moss

From: Terri Ramey
Sent: Monday, August 17, 2020 8:20 AM
To: Joseph Moss
Subject: FW: Second developer submission for rezoning at Virginia and Lake Forest
Attachments: Letter to City of McKinney Protesting Joshi Property Development.docx

FYI –

From: Harold Vesterby
Sent: Saturday, August 15, 2020 9:07 AM
To: contact-planning@mckinneytexas.org; District3@mckinneytexas.org
Cc:
Subject: Second developer submission for rezoning at Virginia and Lake Forest

Good Morning,

I sent the below email about this a couple months ago. I understand the developer withdrew the rezoning request and has/is resubmitting. I've looked at the proposed changes to the original request, and honestly, they are paltry, or effectively none. Thus my position has not changed. I am against this rezoning request for the reasons below. Please log this against any new request that has been or may be submitted. Thank you.

I've been studying the renderings sent me on April 2 of the Wedding/Events Venue planned for the the Corner of Virginia Pkwy and Lake Forest. I've been trying to decide my position on the zoning change and the building's construction. I've determined I have some realistic concerns and that the current zoning would be much more appropriate than what is being suggested.

I live at 5001 Enclave Ct. and am within 200 feet of the proposed rezoning.

My concerns:

- Increased traffic at late hours (weddings, other evening events)
 - Many of these events will serve alcohol and I'm also concerned about drivers operating while under the influence literally on my doorstep
 - People using our residential streets for overflow parking when large events are held
- Evening and nighttime light pollution from the 350 space parking lot
- Noise pollution during late hours (weddings, other evening events)

While I believe the rendering is beautiful I also believe its a very, very, large building for that site. I do not support the proposed zoning change. It appears many of my Stone Bridge neighbors do not either. I trust you will consider those of us here today and our needs and thoughts. Thank you.

James Vesterby

Joseph Moss

From: Steve Wade
Sent: Monday, October 5, 2020 7:23 PM
To: Steve Wade
Cc: Contact-Planning; Atlarge1; Atlarge2; Contact-City Council; District1; District2; District3; District4; Jennifer Arnold; Joseph Moss; Mayor
Subject: Case # 20-0004Z, Lake Forest and Virginia

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am absolutely OPPOSED to the Zoning Change proposal at Lake Forest and Virginia, Case 20-0004Z for the following reasons:

A) It does not support the economic and financial growth of McKinney as readily as office and retail would;

B) An event center does not serve nor support the surrounding neighborhoods;

C) It exceeds building sizes established in the original Planned Development/Zoning and would be disproportionate to the surrounding areas;

D) It does not align with the purpose and psychographic of our "Established Community" district;

E) It would be very difficult, if not impossible, for "outdoor amusement" and event venues for 800 seated (which means up to 1500 reception style) to comply with city ordinances including but not limited to: Noise (proximity to residents), lighting (for outdoor/parking), landscaping (tree preservation), and even event permitting (safety, fireguard, traffic, parking, etc.).

F) A more appropriate location for this type of facility would be near, or adjacent to, the football stadium, possibly in order to further utilize the existing parking lots at that facility. Alternatively, possibly along University Drive.

Please join me, and other concerned residents, and RECOMMEND A DENIAL OF THIS REQUEST so that we may benefit from developments that our district will use on a more regular basis.

Please let me know if you have any questions!

A concerned resident and voter,

Steven R. Wade
805 Willow Tree Drive
McKinney, TX 75071

Joseph Moss

From: Kathy Wright
Sent: Friday, October 9, 2020 8:48 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

-----Original Message-----

From: jaywojnas@gmail.com
Sent: Thursday, October 8, 2020 9:23 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

> I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- > 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- > 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- > 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- > 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- > 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- > 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- > 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- > 8) the center is not something the local residents can use regularly (if ever)
- > 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- > 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

>

> Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

>

> Thanks,
> Jay Wojnas
> 3604 Braewood Drive
> McKinney, TX. 75072
>
> Sent from my iPad

Joseph Moss

From: Angela Wells ·
Sent: Sunday, October 18, 2020 7:24 AM
To: Contact-Planning
Cc: Angela Wells
Subject: 20-0074Z: I OPPOSE THIS PROJECT - Angela Wells

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

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Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

~Angela Wells
1905 Fieldstone Ct
McKinney Tx. 75072

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 7:59 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: Event center

From: Jerry West <jerry_west@hotmail.com>
Sent: Wednesday, October 7, 2020 11:55 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Event center

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Dear Sirs,

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

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Respectfully,
Jerry West
1900 Savannah Dr.
McKinney, TX 75072

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 3:02 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

-----Original Message-----

From: Mindy West
Sent: Wednesday, October 7, 2020 2:12 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

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Thanks,
Mindy West
5607 hillview court
mckinney tx 75072

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 11:51 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: Opposition to Event Center at Lake Forest & Virginia Case # 20-0074Z

From: Thomas Whalen
Sent: Thursday, October 8, 2020 11:35 AM
To: Planning <Planning@mckinneytexas.org>
Cc: Mayor <Mayor@mckinneytexas.org>; District2 <District2@mckinneytexas.org>; District1 <District1@mckinneytexas.org>; District3 <District3@mckinneytexas.org>; District4 <District4@mckinneytexas.org>; Atlarge1 <Atlarge1@mckinneytexas.org>; Atlarge2 <Atlarge2@mckinneytexas.org>; Contact-City Council <Contact-CityCouncil@mckinneytexas.org>; Contact-Planning <Contact-Planning@mckinneytexas.org>; Jennifer Arnold <jarnold@mckinneytexas.org>; Thomas Whalen
Subject: Opposition to Event Center at Lake Forest & Virginia Case # 20-0074Z

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT BODY: I am writing this letter to show my opposition to the proposed rezone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to: 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes. 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows. 3) parking is insufficient for a space of this size and would drive traffic into neighborhood 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities. 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking. 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc. 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to. 8)the center is not something the local residents can use regularly (if ever) 9) Covid regulations suggest that events of this size won't even be feasible for years to come. 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events. Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning. Thanks

Thomas P Whalen
5312 Sandalwood Dr
McKinney TX 75072

Joseph Moss

From: Elvira M White
Sent: Tuesday, August 18, 2020 9:23 PM
To: Contact-Planning
Cc: Mayor; District2; District1; District3; District4; Atlarge1; Atlarge2; Contact-City Council; Contact-Planning; Jennifer Arnold; Joseph Moss; Elvira White
Subject: # 20-0074Z,

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear McKinney Planning and Zoning, Mayor Fuller, City Council, et al,

I live within 200 feet of this proposed rezoning request. While I recognized when I purchased my home here in McKinney in 2013, vacant lots could be changed however NEVER did I expect a venue would be built in the middle of this residential community. In fact, I CHOSE this location because it was well established. As a senior citizen, I NEVER thought I would have to spend my retirement years listening to loud music coming from a large party venue across the street. You advertised that McKinney was "unique by Nature. This is not it!

I **STRONGLY OPPOSE** the planned development and proposed zoning change, case # 20-0074Z, submitted by Sanjay Joshi and Steven Homeyer, which is a resubmission of case # 20-0004Z that McKinney Planning & Zoning Commission voted against.

Mr. Sanjay Joshi, and site and land planner, Steven Homeyer, have resubmitted this nearly identical property rezoning request and plan to build a 45,000 sq. ft. mega event center in the center of residential zone on the southwest tract of land at Virginia Parkway and Lake Forest Drive:

The new case number: **20-0074Z**

https://drive.google.com/drive/folders/1BV5R5e5lhnE8IuSGy8H75jt_nJWQz2G6

Original Case Number: **20-0004Z**

https://drive.google.com/drive/folders/16qmQ9FeAKFbu1tBrAeZSQky-vl_8cHE0

In spite of the surrounding community's overwhelming opposition to Mr. Joshi's original rezoning request and plans for all the reasons listed below, Mr. Joshi has resubmitted essentially the same plan that **McKinney City and Planning Commission already recommended against specifically because of the proposed size of this event center and inevitable, ongoing disturbance of community peace due to outdoor amusement noise, music and celebratory activities.** While this application is viewed by the City as a new application, in fact, YOU *are* the City and should recognize a ruse

when you see it. While the community understands a developer's right to withdraw and resubmit development plans as many times as he wishes, it should be obvious to you that this resubmission is a transparent tactic to circumvent previous opposition records, avoid a City Council super-majority vote, and increase the chances of pushing these original plans through the City approval process.

The community organized two meetings with Mr. Joshi and his team to give Mr. Joshi the opportunity to address community concerns and propose practical solutions. Mr. Joshi used these meetings to attempt to sell his plans to the community but never actually offered tangible and acceptable solutions. The only "compromise" Mr. Joshi was willing to make was an "intention" to not have outdoor live bands, which is unenforceable in practical terms and would not preclude him from piping indoor live-band and recorded music to the outdoor areas via speakers. Additionally, any new property owner would be able to reinterpret the outdoor amusement zoning allowance and decide to have live music outdoors. In fact, Mr. Joshi did NOT include this compromise in his resubmitted same plans, and did NOT include the promised "tie-down" clause. The upshot was that Mr. Joshi did NOT propose any realistic solutions to address the community's serious concerns.

Original and Ongoing Community Concerns

- **Size & location** – 45,000 sq. ft, 5-story high, hosting 800+ visitors per event placed in the center of five residential neighborhoods. This triples the current size cap. P&Z took issue with this size and location because it is incompatible with the surrounding land uses and regulations.
- **Land Use / Outdoor Amusement Constant disturbance of the peace** – Celebrations of 800+ visitors with indoor/outdoor music in residential "quiet zone" days and evenings up to 11 p.m. (and likely later). P&Z took issue here, as well.
- **Business Irrelevant to local consumers** – An event center hosting 800+ people are useless and inappropriate to the surrounding community that nonetheless must endure whatever negative effects it will impose on this community. Non-compliant with our district strategy.
- **Financial Risk / Unique, non-reusable structure** – If business fails, community is left with an oversized, unused structure that serves no purpose for community. Also, Event venues rental fees are not taxable in McKinney, so MISD will suffer greatly from this development. Non-compliant with McKinney ONE.
- **Property rezoned and flipped** – Potential for other large and equally inappropriate structures and businesses to be created. Mr. Joshi also committed to re-submitting a tied-down layout, we have him recorded as saying so.
- **Oversized parking lot** – To accommodate 300+ vehicles (assumption being each vehicle will be a high-occupancy vehicle, plus sustained, invasive street-lamp pollution throughout the night).

- **Overflow traffic and parking overflow** – Potential for guests to park in surrounding neighborhoods. Google already shows typical slowdowns at Virginia and Lake Forest during the evenings of Friday and Saturday. Adding hundreds of cars at a peak time is non-compliant with the City’s Mobile strategy for that junction.
- **Destruction of quality trees, natural beauty, open creek** – A development appropriate to current zoning should require minimal destruction of quality trees and other natural beauty.

This maneuver to withdraw and resubmit the same plan technically nullifies all previous opposition collateral that had been gathered for the previous nearly identical plan. As a result, the community is compelled to generate more hardcopy signed letters, e-letters, and attend the next P&Z public hearing (again) and the subsequent City Council public hearings to reiterate all the same concerns. This procedural subterfuge only serves to infuriate the community, exposes this developer’s lack of concern for this community, and strengthens this community’s collective resolve to oppose this zoning change and prevent this event center from being built on this property.

It is this community’s expectation that the McKinney Planning and Zoning Commission and City Council will not turn a blind eye to the previous and upcoming overwhelming body of protest to this proposed event center in a residential area, and will make decisions that are in the best interest of their constituents and tax-paying homeowners.

I invite any of you to come sit with me in MY BACKYARD and see what I will experience if you allow this to go through. It might be the last time that I will enjoy it as well.

Thank you for attention to this matter.

Sincerely,

Elvira White-Lewis

5201 Lake Bend Drive

McKinney, Texas 75071

Joseph Moss

From: William White
Sent: Wednesday, August 19, 2020 1:17 PM
To: George Fuller; Contact-Planning
Cc: Mayor; District2; District1; District3; District4; Atlarge1; Atlarge2; Contact-City Council; Jennifer Arnold; Joseph Moss; William White
Subject: Objection to Zoning Change 20-0074Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor Fuller, Joe Moss and City Planning Team,

We are absolutely OPPOSED to the Zoning Change proposal at Lake Forest and Virginia, Case 20-0074Z for the following reasons:

The current zoning for this area is for multiple 15,000 sqft low-density business village style buildings, NOT an indoor/outdoor wedding reception building, outdoor entertainment or overnight hotel/suite accommodations.

This is a VERY busy intersection as it is, and a major route for school traffic to McKinney Boyd High School.

I have reviewed several pictures of the type of venue being proposed for this location, and I can tell you emphatically that this is NOT the type of business we want in our neighborhoods. It will be a gaudy eyesore that will NOT be used by anyone in the Stonebridge Ranch community and will bring in people from outside our community, increasing congestion, noise and nuisance. This event center will not serve nor support the surrounding neighborhoods.

This proposed facility does not support the economic and financial growth of McKinney as readily as office and retail would. To my understanding, the City of McKinney would not benefit much, if any, from taxation revenue with this type of venue.

It exceeds building sizes established in the original Planned Development/Zoning and would be disproportionate to the surrounding areas and does not align with the purpose and psychographic of our "Established Community" district.

This location would be very difficult, if not impossible, for "outdoor amusement" and event venues for 800 seated (which means up to 1500 reception style) to comply with city ordinances including but not limited to: Noise (proximity to residents), lighting (for outdoor/parking), landscaping (tree preservation), and even event permitting (safety, fireguard, traffic, parking, etc.).

You have already seen fierce opposition from the communities surrounding this proposed development, and it will continue no matter how many time you try and repackage this. If this proceeds forward, you can be assured that there will be regular calls to the police for noise and traffic complaints. You'd also better stock up the cities coffers to help defend against the inevitable lawsuits that will hit you as well.

William & Karen White
5000 N Meadow Ridge Cir

McKinney, TX 75072

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 3:02 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: Opposition to event center on Lake Forest and Virginia - SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

From: Linda White
Sent: Wednesday, October 7, 2020 2:18 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Opposition to event center on Lake Forest and Virginia - SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to: 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes. 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows. 3) parking is insufficient for a space of this size and would drive traffic into neighborhood 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities. 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking. 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc. 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to. 8) the center is not something the local residents can use regularly (if ever) 9) Covid regulations suggest that events of this size won't even be feasible for years to come. 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events. Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning. Thanks,

Linda White
5620 Turtle Way
McKinney, TX 75072

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 1:48 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

fyi

From: Alyssa Wilkinson
Sent: Wednesday, October 7, 2020 1:32 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Hello,

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,

Alyssa Wilkinson
2316 Emerald Lane
Mckinney, TX
75071

Joseph Moss

From: Stephen and LaTresa Wilson
Sent: Wednesday, October 14, 2020 12:07 PM
To: Contact-Planning
Subject: 20-0074Z: I OPPOSE THIS PROJECT - LaTresa Wilson

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,

LaTresa Wilson
5204 Lake Bend Drive
McKinney, Tx 75071

Blessed are the flexible, for they will never be bent out of shape.

Thanks,

LaTresa Wilson

Blessed are the flexible, for they will never be bent out of shape.

Joseph Moss

From: Terri Ramey
Sent: Monday, August 17, 2020 2:23 PM
To: Joseph Moss
Subject: FW: Rezone Case #20-0074Z

FYI -

From: jason.wofford
Sent: Monday, August 17, 2020 2:08 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Cc: Mayor <Mayor@mckinneytexas.org>; District2 <District2@mckinneytexas.org>; District1 <District1@mckinneytexas.org>; District3 <District3@mckinneytexas.org>; District4 <District4@mckinneytexas.org>; Atlarge1 <Atlarge1@mckinneytexas.org>; Atlarge2 <Atlarge2@mckinneytexas.org>; Contact-City Council <Contact-CityCouncil@mckinneytexas.org>; Contact-Planning <Contact-Planning@mckinneytexas.org>; Jennifer Arnold <jarnold@mckinneytexas.org>; Joseph Moss <jmoss@mckinneytexas.org>
Subject: Rezone Case #20-0074Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear McKinney Planning and Zoning, Mayor Fuller, City Council, et al,

I **STRONGLY OPPOSE** the planned development and proposed zoning change, case # 20-0074Z, submitted by Sanjay Joshi and Steven Homeyer, which is a resubmission of case # 20-0004Z that McKinney Planning & Zoning Commission voted against.

The new case number: **20-0074Z**

https://drive.google.com/drive/folders/1BV5R5e5lhnE8IuSGy8H75jt_nJWQz2G6

Original Case Number: **20-0004Z** https://drive.google.com/drive/folders/16qmQ9FeAKFbu1tBrAeZSQky-vl_8cHE0

Before I purchased my home on Sandy CT back in 1997, I spent a great amount of time researching the zoning information about the land behind my home to make sure whatever was going to be built in the future would be something I could live with. Under the general regulations for this property it was stated that the **“intent of the non-residential development standards is to allow for the development of office and neighborhood serving retail which is low density, village style to be compatible with the residential scale of the general area.”**

I do not feel like a 45,000 square ft. event center with the intention of holding very large events such as Indian/Hindu style weddings potentially lasting several days with **outdoor entertainment** and **overnight suites** is proper zoning for this property that is in a quiet neighborhood.

The proposed rezoning plan significantly exceeds building sizes established in the original Planned Development/Zoning and would be disproportionate to the surrounding areas.

Myself and the neighborhood residents have significant concerns over noise, lighting, parking overflow, safety, crime, traffic, and other things associated with this type of development.

This proposal goes against the “Unique by Nature” brand that the city of McKinney and it’s residents embrace.

My belief is that this developer will continue to submit the same re-zoning proposal hoping that the neighborhood will grow weary of protesting it. I hope this unethical tactic will be recognized by the P&Z board and the City Council and this will be dis-allowed.

I will continue to show up for all rezoning hearings in opposition of this proposed rezoning.

Jason and Casedy Wofford
5104 Sandy CT

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 3:00 PM
To: Joseph Moss
Subject: FW: Online Form Submittal: Citizen Comments

fyi

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, October 7, 2020 2:56 PM
To: Deana Smithee <dsmith@ckinneydc.com>; Joanne Isom <jisom@mckinneydc.com>; Linda Jones <ljones2@mckinneydc.org>; Terri Ramey <tramey@mckinneytexas.org>; Kathy Wright <kwright@mckinneytexas.org>; Akia Pichon <apichon@mckinneytexas.org>; City Secretary <CitySecretary@mckinneytexas.org>
Subject: Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 10/13/2020

My public comments are for an item ON the Agenda

Agenda Item # Rezoning Case #20-0074Z

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 Under the general regulations for this property it was stated that the "intent of the non-residential development standards is to allow for the development of office and neighborhood serving retail which is low density, village style to be compatible

with the residential scale of the general area.”

I do not feel like a 45,000 square ft. event center with the intention of holding very large events such as Indian/Hindu style weddings potentially lasting several days with outdoor entertainment and overnight suites is proper zoning for this property that is in a quiet neighborhood.

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Myself and the neighborhood residents have significant concerns over noise, lighting, parking overflow, safety, crime, traffic, and other things associated with this type of development.

This proposal goes against the “Unique by Nature” brand that the city of McKinney and it’s residents embrace.

First Name	Thomas
Last Name	Wofford
Address 1	5104 Sandy CT
Address 2	<i>Field not completed.</i>
City	McKinney
State	TX
Zip	75072
Email Address	

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

Joseph Moss

From: R W
Sent: Monday, August 24, 2020 8:51 AM
To: Contact-Planning
Cc: Mayor; District2; District1; District3; District4; Atlarge1; Atlarge2; Contact-City Council; Jennifer Arnold; Joseph Moss
Subject: Event Center Proposed for Virginia and Lake Forest

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

We have lived here for 20 years+ and raised our daughters here. Mckinney has been a wonderful place to live, well...until the last 5ish years and it's getting to be a bit much now and definitely not the wonderful town it used to be. However, it is still a good city to raise a family.

I am confused and concerned why you would even consider approving an EVENT CENTER to be built at this location. It is surrounded by residential homes, a high school, an elementary school not too far down the road, and possibly another school I am not aware of since I do not have school aged children any longer.

I live a couple of miles down the road so I will not be directly affected, but if I lived near the location I would be like so many of those residents who are fighting this with all they have. It is so completely unnecessary, kind of like Adriatica...sorry..but it wasn't great when that eyesore hole in the ground sat there for years...

I am a 20 year Mckinney resident who doesn't understand many of the decisions made for our community and this is yet another very bad idea, please do not do this to the people who want a peaceful safe community.

Thank you,

Ruth Wolf

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 9:21 AM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

From: Ruth Wolf
Sent: Thursday, October 8, 2020 9:12 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to: 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes. 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows. 3) parking is insufficient for a space of this size and would drive traffic into neighborhood 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities. 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking. 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc. 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to. 8) the center is not something the local residents can use regularly (if ever) 9) Covid regulations suggest that events of this size won't even be feasible for years to come. 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events. Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning. Thanks,

Larry and Ruth Wolf

104 Haddington Lane
Mckinney. 75071

Lived in Stondebridge Ranch for 20 years!

Joseph Moss

From: Mark Womack
Sent: Tuesday, August 18, 2020 2:59 PM
To: Mayor; District2; District1; District3; District4; Atlarge1; Atlarge2; Contact-City Council; Contact-Planning; Jennifer Arnold; Joseph Moss
Subject: Proposed zoning change , case # 20-0074Z

[EXTERNAL MAIL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear McKinney Planning and Zoning, Mayor Fuller, City Council, et al,

I **STRONGLY OPPOSE** the planned development and proposed zoning change, case # 20-0074Z, submitted by Sanjay Joshi and Steven Homeyer, which is a resubmission of case # 20-0004Z that McKinney Planning & Zoning Commission voted against.

Mr. Sanjay Joshi, and site and land planner, Steven Homeyer, have resubmitted this nearly identical property rezoning request and plan to build a 45,000 sq. ft. mega event center in the center of residential zone on the southwest tract of land at Virginia Parkway and Lake Forest Drive:

The new case number: **20-0074Z**

https://drive.google.com/drive/folders/1BV5R5e5lhne8luSGy8H75jt_nJWQz2G6

Original Case Number: **20-0004Z**

https://drive.google.com/drive/folders/16qmQ9FeAKFbu1tBrAeZSQky-vl_8cHE0

In spite of the surrounding community's overwhelming opposition to Mr. Joshi's original rezoning request and plans for all the reasons listed below, Mr. Joshi has resubmitted essentially the same plan that **McKinney City and Planning Commission already recommended against specifically because of the proposed size of this event center and inevitable, ongoing disturbance of community peace due to outdoor amusement noise, music and celebratory activities**. While this application is viewed by the City as a new application, in fact, YOU *are* the City and should recognize a ruse when you see it. While the community understands a developer's right to withdraw and resubmit development plans as many times as he wishes, it should be obvious to you that this resubmission is a transparent tactic to circumvent previous opposition records, avoid a City Council super-majority vote, and increase the chances of pushing these original plans through the City approval process.

The community organized two meetings with Mr. Joshi and his team to give Mr. Joshi the opportunity to address community concerns and propose practical solutions. Mr. Joshi used these meetings to attempt to sell his plans to the community but never actually offered tangible and acceptable solutions. The only "compromise" Mr. Joshi was willing to make was an "intention" to not have outdoor live bands, which is unenforceable in practical terms and would not preclude him from piping indoor live-band and recorded music to the outdoor areas via speakers. Additionally, any new property owner would be able to reinterpret the outdoor amusement zoning allowance and decide to have live music outdoors. In fact, Mr. Joshi did NOT include this compromise in his resubmitted same plans, and did NOT include the promised "tie-down" clause. The upshot was that Mr. Joshi did NOT propose any realistic solutions to address the community's serious concerns.

Original and Ongoing Community Concerns

- **Size & location** – 45,000 sq. ft, 5-story high, hosting 800+ visitors per event placed in the center of five residential neighborhoods. This triples the current size cap. P&Z took issue with this size and location because it is incompatible with the surrounding land uses and regulations.
- **Land Use / Outdoor Amusement Constant disturbance of the peace** – Celebrations of 800+ visitors with indoor/outdoor music in residential “quiet zone” days and evenings up to 11 p.m. (and likely later). P&Z took issue here, as well.
- **Business Irrelevant to local consumers** – An event center hosting 800+ people is useless and inappropriate to the surrounding community that nonetheless must endure whatever negative effects it will impose on this community. Non-compliant with our district strategy.
- **Financial Risk / Unique, non-reusable structure** – If business fails, community is left with an oversized, unused structure that serves no purpose for community. Also, Event venues rental fees are not taxable in McKinney, so MISD will suffer greatly from this development. Non-compliant with McKinney ONE.
- **Property rezoned and flipped** – Potential for other large and equally inappropriate structures and businesses to be created. Mr. Joshi also committed to re-submitting a tied-down layout, we have him recorded as saying so.
- **Oversized parking lot** – To accommodate 300+ vehicles (assumption being each vehicle will be a high-occupancy vehicle, plus sustained, invasive street-lamp pollution throughout the night).
- **Overflow traffic and parking overflow** – Potential for guests to park in surrounding neighborhoods. Google already shows typical slowdowns at Virginia and Lake Forest during the evenings of Friday and Saturday. Adding hundreds of cars at a peak time is non-compliant with the City’s Mobile strategy for that junction.
- **Destruction of quality trees, natural beauty, open creek** – A development appropriate to current zoning should require minimal destruction of quality trees and other natural beauty.

This maneuver to withdraw and resubmit the same plan technically nullifies all previous opposition collateral that had been gathered for the previous nearly identical plan. As a result, the community is compelled to generate more hardcopy signed letters, e-letters, and attend the next P&Z public hearing (again) and the subsequent City Council public hearings to reiterate all the same concerns. This procedural subterfuge only serves to infuriate the community, exposes this developer’s lack of concern for this community, and strengthens this community’s collective resolve to oppose this zoning change and prevent this event center from being built on this property.

It is this community’s expectation that the McKinney Planning and Zoning Commission and City Council will not turn a blind eye to the previous and upcoming overwhelming body of protest to this proposed event center in a residential area, and will make decisions that are in the best interest of their constituents and tax-paying homeowners.

Thank you for attention to this matter.

Respectfully

Mark G Womack

205 S Village Dr.

McKinney, TX 75072

Joseph Moss

From: Terri Ramey
Sent: Tuesday, August 18, 2020 4:53 PM
To: Joseph Moss
Subject: FW: Event Center

FYI -

From: Anne Womack
Sent: Tuesday, August 18, 2020 4:52 PM
To: Mayor <Mayor@mckinneytexas.org>
Cc: District2 <District2@mckinneytexas.org>; District1 <District1@mckinneytexas.org>; District3 <District3@mckinneytexas.org>; District4 <District4@mckinneytexas.org>; Atlarge1 <Atlarge1@mckinneytexas.org>; Atlarge2 <Atlarge2@mckinneytexas.org>; Contact-City Council <Contact-CityCouncil@mckinneytexas.org>; Contact-Planning <Contact-Planning@mckinneytexas.org>; Jennifer Arnold <jarnold@mckinneytexas.org>
Subject: Event Center

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- **Size & location** – 45,000 sq. ft, 5-story high, hosting 800+ visitors per event placed in the center of five residential neighborhoods. This triples the current size cap. P&Z took issue with this size and location because it is incompatible with the surrounding land uses and regulations.
- **Land Use / Outdoor Amusement Constant disturbance of the peace** – Celebrations of 800+ visitors with indoor/outdoor music in residential “quiet zone” days and evenings up to 11 p.m. (and likely later). P&Z took issue here, as well.
- **Business Irrelevant to local consumers** – An event center hosting 800+ people is useless and inappropriate to the surrounding community that nonetheless must endure whatever negative effects it will impose on this community. Non-compliant with our district strategy.
- **Financial Risk / Unique, non-reusable structure** – If business fails, community is left with an oversized, unused structure that serves no purpose for community. Also, Event venues rental fees are not taxable in McKinney, so MISD will suffer greatly from this development. Non-compliant with McKinney ONE.
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- **Overflow traffic and parking overflow** – Potential for guests to park in surrounding neighborhoods. Google already shows typical slowdowns at Virginia and Lake Forest during the evenings of Friday and Saturday. Adding hundreds of cars at a peak time is non-compliant with the City’s Mobile strategy for that junction.
- **Destruction of quality trees, natural beauty, open creek** – A development appropriate to current zoning should require minimal destruction of quality trees and other natural beauty. I strongly oppose the proposed Event Center on Virginia and Lake Forest, case # 20-0074Z, submitted by Sanjay Joshi and Steven Homeyer, which is a resubmission of case # 20-0004Z that McKinney Planning & Zoning Commission voted against.

Original and Ongoing Community Concerns

- **Size & location** – 45,000 sq. ft, 5-story high, hosting 800+ visitors per event placed in the center of five residential neighborhoods. This triples the current size cap. P&Z took issue with this size and location because it is incompatible with the surrounding land uses and regulations.
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- **Oversized parking lot** – To accommodate 300+ vehicles (assumption being each vehicle will be a high-occupancy vehicle, plus sustained, invasive street-lamp pollution throughout the night).
- **Overflow traffic and parking overflow** – Potential for guests to park in surrounding neighborhoods. Google already shows typical slowdowns at Virginia and Lake Forest during the evenings of Friday and Saturday. Adding hundreds of cars at a peak time is non-compliant with the City’s Mobile strategy for that junction.
- **Destruction of quality trees, natural beauty, open creek** – A development appropriate to current zoning should require minimal destruction of quality trees and other natural beauty.

These are the main concerns of the surrounding neighborhoods. I don't think any of the Council members or P&Z members would want this oversized facility adjacent to your property or at the entrance to your neighborhood.

Please vote NO so we have the beautiful part of McKinney used as previously zoned.

Sincerely,

Anne Womack

205 S Village Drive

McKinney, TX 75072

--

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 12:38 PM
To: Joseph Moss
Subject: FW: Online Form Submittal: Citizen Comments

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, October 7, 2020 12:15 PM
To: Deana Smithee <dsmith@ckinneydc.com>; Joanne Isom <jisom@mckinneydc.com>; Linda Jones <ljones2@mckinneydc.org>; Terri Ramey <tramey@mckinneytexas.org>; Kathy Wright <kwright@mckinneytexas.org>; Akia Pichon <apichon@mckinneytexas.org>; City Secretary <CitySecretary@mckinneytexas.org>
Subject: Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 10/13/2020

My public comments are for an item ON the Agenda

Agenda Item # 20-0074Z

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 am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:
1) event center of this magnitude not within current zoning

limitations - the zoning homeowners agreed to when purchasing their homes.

- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8)the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please include my opposition/feedback in the meeting record.

First Name	Amanda
Last Name	Woods
Address 1	201 Stone Brooke Court
Address 2	<i>Field not completed.</i>
City	McKinney
State	TX
Zip	75072
Email Address	

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

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 12:38 PM
To: Joseph Moss
Subject: FW: Online Form Submittal: Citizen Comments

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, October 7, 2020 12:14 PM
To: Deana Smithee <dsmith@ckinneyedc.com>; Joanne Isom <jisom@mckinneyedc.com>; Linda Jones <ljones2@mckinneycdc.org>; Terri Ramey <tramey@mckinneytexas.org>; Kathy Wright <kwright@mckinneytexas.org>; Akia Pichon <apichon@mckinneytexas.org>; City Secretary <CitySecretary@mckinneytexas.org>
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Citizen Comments

My comment is for the: McKinney City Council

Date of Meeting: 10/13/2020

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Agenda Item # 20-0074Z

Support or Oppose Agenda Item? Oppose

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Please include my opposition/feedback in the meeting record.

First Name	Amanda
Last Name	Woods
Address 1	201 Stone Brooke Court
Address 2	<i>Field not completed.</i>
City	McKinney
State	TX
Zip	75072
Email Address	

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

Joseph Moss

From: Kathy Wright
Sent: Wednesday, October 7, 2020 12:34 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT

FYI

From: Amanda Woods
Sent: Wednesday, October 7, 2020 12:10 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

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- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Please include my opposition/feedback in the meeting record.

Thank you,

Amanda Woods
201 Stone Brooke Court
McKinney, TX 75072

From: [Terri Ramey](#)
To: [Joseph \(Joe \) Moss \(jmoss@mckinneytexas.org\)](mailto:jmoss@mckinneytexas.org)
Cc: [Kathy Wright](#)
Subject: FW: 20-0074Z: I OPPOSE THIS PROJECT
Date: Monday, October 12, 2020 8:26:00 AM

FYI –

From: Andy Zappe
Sent: Sunday, October 11, 2020 12:52 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 20-0074Z: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

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- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions - especially with the high school right down the street and their frequent events.

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thank you,

Andy Zappe

5218 Hawks Nest

McKinney, TX 75072

[Sent from Yahoo Mail on Android](#)

Joseph Moss

From: Kathy Wright
Sent: Thursday, October 8, 2020 3:29 PM
To: Joseph Moss
Cc: Contact-Planning
Subject: FW: I OPPOSE THIS PROJECT

From: Larry Zielke
Sent: Thursday, October 8, 2020 1:58 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: I OPPOSE THIS PROJECT

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT BODY: I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to: 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes. 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows. 3) parking is insufficient for a space of this size and would drive traffic into neighborhood 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities. 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking. 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc. 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to. 8) the center is not something the local residents can use regularly (if ever) 9) Covid regulations suggest that events of this size won't even be feasible for years to come. 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events. Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning. Thanks,

Larry Zielke
2404 Joliet Pl, McKinney, TX 75072