CITY COUNCIL REGULAR MEETING

JUNE 22, 2021

The City Council of the City of McKinney, Texas met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, June 22, 2021 at 3:00 p.m.

Council Present: Mayor George Fuller, Mayor Pro Tem Rainey Rogers, and Council Members Charlie Philips, Geré Feltus, Frederick Frazier, Rick Franklin, and Justin Beller.

City of McKinney Staff Present: City Manager Paul Grimes, Assistant City Manager Kim Flom, Assistant City Manager Steve Tilton, Assistant City Manager Barry Shelton, City Attorney Mark Houser, Assistant City Attorney Alan Lathrom, Strategic Services Manager Trevor Minyard, City Secretary Empress Drane, Deputy City Secretary Joshua Stevenson, City Secretary Administrative Assistant Blenda Sims, City Secretary Records Specialist Juametta Terrell, Director of Parks & Recreation Michael Kowski, Parks Planning & Development Manager Jenny Baker, Housing & Community Development Manager Janay Tieken, Affordable Housing Administrator Cristel Todd, Executive Director of Development Services Michael Quint, Chief Financial Officer Mark Holloway, and Director of Finance Trudy Mathis.

There were approximately thirty-six (36) members of the public present in the audience.

Mayor Fuller called the meeting to order at 3:02 p.m. upon determining a quorum of the Council was present.

Mayor Fuller called for Public Comments on Agenda items.

David Hemer, 8616 Wakefield, McKinney, TX 75070, spoke regarding Agenda item # 21-0568.

Greg Everett, 6301 Southwind Ln., McKinney, TX 75070, spoke regarding Agenda item # 21-0568.

Dave Cassman, 6209 Heron Bay Lane, McKinney, TX 75070, spoke regarding Agenda item # 21-0568.

David Anglin, 8606 Wakefield Dr., McKinney, TX 75070, spoke regarding Agenda item # 21-0568.

MaryAnn Mulherin, 8609 Wakefield Dr., McKinney, TX 75070, spoke regarding Agenda item # 21-0568.

Doris Gooch, 6105 River Highlands Dr., McKinney, TX 75070, spoke regarding Agenda item # 21-0568.

Nicole Petrila, 6005 Heron Bay, McKinney, TX 75070, spoke regarding Agenda item # 21-0568.

Juanita Peña, 5700 River Highlands, McKinney, TX 75070, spoke regarding Agenda item # 21-0568.

Mayor Fuller called for the Special Meeting Agenda.

21-0568 Consider, Discuss, Provide Staff Direction, If Any, Regarding Health/Safety Regulations, including Emissions Standards and Related Regulations, for Commercial Kitchens

Council unanimously approved the motion by Mayor Fuller, seconded by Council Member Franklin, to direct City Staff to study impacts of this type of facility and what other facilities would be effected for thirty (30) days.

21-0567 Conduct a Public Hearing to Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Regarding the Application of Pedcor Investments L.P. to the Texas Department of Housing and Community Affairs (TDHCA), for 4% Tax Credits for the Construction of Multi-Family Units Within the Development

Dianca Bell, 703 Throckmorton, McKinney, TX 75069, spoke in favor of this item.

Derrick Crutcher, 906 Fitzhugh, McKinney, TX 75069, spoke in favor of this item.

Gwendolyn Moses, 203 McMakin St., McKinney, TX 75069, spoke in favor of this

Naomi Hodges, no address given, spoke in favor of this item.

item.

Pauline Johnson, no address given, spoke in favor of this item.

Council unanimously approved the motion by Mayor Pro Tem Rogers, seconded by Council Member Franklin, to close the public hearing.

Council denied the motion by Mayor Pro Tem Rogers, seconded by Council

Member Frazier to oppose a Resolution of the City Council of the City of McKinney,

Texas, Regarding the Application of Pedcor Investments L.P. to the Texas Department

of Housing and Community Affairs (TDHCA), for 4% Tax Credits for the Construction of Multi-Family Units Within the Development with a vote of 3 – 4, Mayor Fuller and Council Members Beller, Feltus, and Franklin voting no.

Council approved the motion by Council Member Beller, seconded by Council Member Feltus, to approve a Resolution of No Objection Regarding the Application of Pedcor Investments L.P. to the Texas Department of Housing and Community Affairs (TDHCA), for 4% Tax Credits for the Construction of Multi-Family Units Within the Development with a vote of 4-2, Council Members Philips and Frazier voting no. Resolution caption reads as follows:

RESOLUTION NO. 2021-06-075 (R)

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, OF NO OBJECTION TO THE APPLICATION BY PEDCOR INVESTMENTS-2020 CLXXX, L.P. TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) FOR THE NON-COMPETITIVE 4% HOUSING TAX CREDITS PROGRAM FOR THE DEVELOPMENT OF MILL STREAM APARTMENTS, A 240-UNIT MULTIFAMILY RENTAL HOUSING DEVELOPMENT LOCATED AT NORTHEAST CORNER OF WILMETH ROAD AND COMMUNITY AVENUE; MAKING FINDINGS RELATED TO THE SUBJECT; AND PROVIDING AN EFFECTIVE DATE

Mayor Fuller called for the Work Session Agenda.

21-0569 Update on American Rescue Plan Act Funds

This item will appear on the Work Session Agenda for the Meeting of July 6, 2021.

21-0570 Update on Potential Parkland Dedication Ordinance Modifications
Mayor Fuller called for Citizen Comments regarding matters not on the Agenda.
There were none when called.

Citizen Comments submitted online will be entered into the Minutes as "Appendix A – Online Comment Cards".

Non-speaking comment cards submitted will be entered into the Minutes as "Appendix B – Non-speaking Comment Cards".

Mayor Fuller called for Executive Session at 5:32 p.m., in accordance with the Texas Government Code:

CITY COUNCIL MINUTES JUNE 22, 2021

PAGE 4

A. Section 551.071(2) Consultations with Attorney on any Work Session, Special

Session, or Regular Session agenda item requiring confidential attorney/client advice

necessitated by the deliberation or discussion of said items (as needed)

B. Section 551.071 (A) Pending or contemplated litigation

- TXI Operations, LP, Plaintiff vs. City of McKinney, Texas, Defendant, Civil Action No.

4:20-CV-00353, United States District Court for the Eastern District of Texas

C. Section 551.072. Deliberations about Real Property

D. Section 551.074. Personnel Matters

E. Section 551.087. Deliberation Regarding Economic Development Matters

- Project Hemispheres

City of McKinney, Texas

- Project Moe

Mayor Fuller reconvened and reopened the Work Session at 7:00 p.m.

Council unanimously approved the motion by Mayor Pro Tem Rogers, seconded by Council Member Feltus, to adjourn the meeting at 7:00 p.m.

The video recording of the meeting is available through the City of McKinney meeting archives.

These minutes were approved by the City Council on July 6, 2021.

	SIGNED:
	GEORGE C. FULLER, Mayor
ATTEST:	
EMPRESS DRANE, City Secretary JOSHUA STEVENSON, Deputy City Secretary	,

Appendix A – Online Comment Cards

Joshua Stevenson

noreply@civicplus.com

Sent:

Tuesday, June 22, 2021 1:56 PM
Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City

Secretary

Online Form Submittal: Citizen Comments Subject:

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the:

McKinney City Council

Date of Meeting:

Agenda Item #

6/22/2021

My public comments are for ON the Agenda

21-0568

Support or Oppose Agenda Support

Public Comments

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 SUPPORT the City in not allowing multiple Commercial Ghost Kitchens under one roof with the primary focus on food delivery to be located in C1 or C2 zoning adjacent to residential communities due to the potentially harmful health effects they can have on those living nearby. The City should not allow any Commercial Ghost Kitchen Operations to move forward until conducting a full regulatory review, including the revision to emission standards, of any harmful effects to nearby or adjacent residential communities."

First Name

Last Name	Scott	
Address 1	5901 Heron Bay. Ln	
Address 2	Field not completed.	
City	McKinney	
State	Tx	
Zip	75070	
Email Address	georgescott66@gmail.com	

From:

Sent: To:

noreply@civicplus.com Tuesday, June 22, 2021 1:38 PM Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City

Secretary

Subject: Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the:

McKinney City Council

Date of Meeting:

6/22/2021

My public comments are for ON the Agenda

an item

21-0568

Support or Oppose Agenda Oppose Item?

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Comments

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First Name

Last Name	Levita
Address 1	5901 River Highlands Dr
Address 2	Field not completed.
City	McKinney
State	Texas
Zip	75070
Email Address	ananini64@gmail.com

From:

noreply@civicplus.com

Tuesday, June 22, 2021 1:21 PM Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City

Secretary

Subject: Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the:

McKinney City Council

Date of Meeting:

6/22/2021

an item

My public comments are for ON the Agenda

Field not completed.

Support or Oppose Agenda Support Item?

Public Comments
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Comments

I SUPPORT the City in not allowing multiple Commercial Ghost Kitchens under one roof with the primary focus on food delivery to be located in C1 or C2 zoning adjacent to residential communities due to the potentially harmful health effects they can have on those living nearby. The City should not allow any Commercial Ghost Kitchen Operations to move forward until conducting a full regulatory review, including the revision to emission standards, of any harmful effects to nearby or adjacent residential communities.'

First Name

Last Name	Wilson
Address 1	6021 Heron Bay Ln
Address 2	Field not completed.
City	McKinney
State	TX
Zip	75070
Email Address	Lww3849@gmail.com

From: Sent: To:

noreply@civicplus.com Tuesday, June 22, 2021 12:01 PM Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City

Secretary
Online Form Submittal: Citizen Comments Subject:

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the: McKinney City Council Date of Meeting: 6/22/2021 My public comments are for ON the Agenda an item Agenda Item # 21-0568 Support or Oppose Agenda Support Item?

Public Comments

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Comments	I has signed the petition to impose an IMMEDIATE MORATORIUM ON THE APPROVAL OF GHOST KITCHENS IN MCKINNEY.
First Name	CHRISTINE
Last Name	FACCA
Address 1	8704 TOUR DR.
Address 2	Tour Dr.
City	MCKINNEY

State	тх
Zip	75070
Email Address	facca4@gmail.com

noreply@civicplus.com Sent:

Tuesday, June 22, 2021 9:47 AM
Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City

Secretary

Online Form Submittal: Citizen Comments Subject:

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the: McKinney City Council Date of Meeting: 6/22/2021 My public comments are for ON the Agenda Agenda Item # 21-0568

Support or Oppose Agenda Support

Public Comments

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I reside in The Estates at Craig Ranch and strongly oppose the Crave Ghost Kitchen proposed at Piper Glen and Collin McKinney. This start-up venture has reportedly been unresponsive to City Council Members and residents indicating they have no intention of being a good neighbor or how they will respond to future Code/Health/Life/Safety issues.

I managed DFW corporate headquarter sites (which included cafeterias) for 30 years and was heavily involved in all aspects of Food Services. Third-party industry experts with global presences operated the cafeterias. I am familiar with challenges such as emissions/air pollution, cleanliness,

rodent/gnat/fruit fly infestations, proper food temperatures, health inspections, numerous deliveries, etc. Scheduled grease trap and vent hood cleaning is mandatory and performed after hours due to strong odors, emissions/air pollution and noise from the pump trucks. This, along with the steady flow of food/supply, trash/recycle bin vehicles and a fleet of delivery drivers will negatively impact residents in The Estates and the Artistry and present potential Life/Safety risks to future Byron Nelson participants and spectators for the next 4 years as well as multiple events held by Craig Ranch Fitness events.

I STRONGLY SUPPORT the City of McKinney not allowing multiple Commercial Ghost Kitchens under one roof with the primary focus on food delivery to be located in C1/C2 zoning adjacent to residential communities.

Last Name Williamson Address 1 6025 Heron Bay Ln. Address 2 Field not completed. City McKinney State Texas Zip 75070 Email Address Judywill1@icloud.com	First Name	Judy
Address 2 Field not completed. City McKinney State Texas Zip 75070	Last Name	Williamson
City McKinney State Texas Zip 75070	Address 1	6025 Heron Bay Ln.
State Texas Zip 75070	Address 2	Field not completed.
Zip 75070	City	McKinney
	State	Texas
Email Address Judywill1@icloud.com	Zip	75070
	Email Address	Judywill1@icloud.com

From: Sent: To:

noreply@civicplus.com Monday, June 21, 2021 6:18 PM Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Secretary

Subject:

Online Form Submittal: Citizen Comments

Citizen Comments

My comment is for the:

McKinney City Council

Date of Meeting:

6/22/2021

My public comments are for ON the Agenda

21-0568

Agenda Item # Support or Oppose Agenda Support Item?

Public Comments

Public Comments

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I SUPPORT the City in not allowing multiple Commercial Ghost Kitchens under one roof with the primary focus on food delivery to be located in C1 or C2 zoning adjacent to residential communities due to the potentially harmful health effects they can have on those living nearby. The City should not allow any Commercial Ghost Kitchen Operations to move forward until conducting a full regulatory review, including the revision to emission standards, of any harmful effects to nearby or adjacent residential communities.

First Name

Albert

Last Name	Howard	
Address 1	6004 River Highlands Dr	
Address 2	Field not completed.	
City	McKinney	
State	тх	
Zip	75070	
Email Address	lhoward972@gmail.com	

Sent:

Subject:

noreply@civicplus.com Monday, June 21, 2021 9:58 PM

To:

Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City

Secretary
Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the:

McKinney City Council

Date of Meeting:

6/22/2021

My public comments are for ON the Agenda

Agenda Item #

21-0568

Support or Oppose Agenda Oppose

Public Comments

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Comments

I am writing to oppose the proposed Crave Ghost Kitchen for the property at Collin McKinney Parkway and Piper Glen Rd. I understand that the property in question is zoned C1 or C2 which allows for a Restaurant to be built there. However, this Crave Ghost Kitchen IS NOT A RESTAURANT. It is a a facility with multiple commercial kitchens under one roof with the primary focus on food delivery. It is a food processing plant. Not a restaurant. A food processing plant does not belong in the middle of a residential community. The residents of that community have supported McKinney Texas and voted for the the City Council Members and the Mayor and we are now asking that you support us in protecting our community from

the smell, trash (rodents) traffic, noise lights and harmful health effects from breathing the grease and other waste particles emitted into the air from 12 to 14 kitchens operating almost 24 hrs a day. All of these will have a negative impact on our quality of life as well as our property values. You must do the right thing and stand up for the citizens who support this city and deny this project. Again this is NOT a RESTAURANT Thank you for your time.

First Name Mary Ann Last Name Address 1 8609 Wakefield Dr. Address 2 Field not completed. City McKinney State Texas Zip 75070 **Email Address** 1951dury@gmail.com

Citizen Comments

My comment is for the:	McKinney City Council
Date of Meeting:	6/22/2021
My public comments are for an item	ON the Agenda
Agenda Item #	21-0568
Support or Oppose Agenda Item?	Support

Public Comments

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I support that the City Council is meeting to consider, discuss, and take action regarding commercial kitchens in McKinney. Health/safety regulations, including emissions standards and related regulations, most definitely need to be researched, understood, and addressed prior to any commercial kitchen being allowed to build in McKinney, particularly in or near a residential area.

I support the City in not allowing Commercial Ghost kitchens under one roof with the primary focus on food delivery to be located in C1 or C2 zoning adjacent to residential communities due to the potentially harmful health effects they can have on

those living nearby. The city should not allow any Commercial Ghost Kitchen operations to move forward until conducting a full regulatory review, including the revision to emissions standards, of any harmful effects to nearby or adjacent

First Name	Deborah	
Last Name	Wetterstroem	
Address 1	6001 Heron Bay Ln	
Address 2		
City	McKinney	
State	TX	
Zip	75070	
Email Address	Hootenanny.girl@yahoo.com	

From: Sent: To:

Subject:

noreply@civicplus.com Monday, June 21, 2021 2:36 PM Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City

Secretary
Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the:	McKinney City Council
Date of Meeting:	6/22/2021
My public comments are for an item	ON the Agenda
Agenda Item #	21-0568
Support or Oppose Agenda Item?	Support

Public Comments

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Comments	"I SUPPORT the City in not allowing multiple Commercial Ghost Kitchens under one roof with the primary focus on food delivery to be located in C1 or C2 zoning adjacent to residential communities due to the potentially harmful health effects they can have on those living nearby. The City should not allow any Commercial Ghost Kitchen Operations to move forward until conducting a full regulatory review, including the revision to emission standards, of any harmful effects to nearby or adjacent residential communities."
First Name	Masako

Last Name	Hemer	
Address 1	8616 Wakefield Dr	
Address 2	Field not completed.	
City	McKinney	
State	TX	
Zip	75070	
Email Address	Masakotx11@yahoo.com	

Sent: To:

Subject:

noreply@civicplus.com Monday, June 21, 2021 2:27 PM Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary

Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the: McKinney City Council Date of Meeting: 6/22/2021 My public comments are for ON the Agenda Agenda Item # 21-0568 Support or Oppose Agenda Support Item?

Public Comments

Public Comments

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In the interest of the health, safety and welfare of the community at large, the Council needs to take immediate action to address the unique issues created by what is commonly being referred to as ghost kitchens. Staff has already erroneously classified them as a restaurant and did not take into consideration other factors which set them apart from what is commonly considered to be a restaurant.
Dave
Cassman

Address 1	6209 Heron Bay Ln
Address 2	Field not completed.
City	McKinney
State	TX
Zip	75070-4838
Email Address	d.m.cassman@gmail.com

From: Sent: To:

noreply@civicplus.com Monday, June 21, 2021 2:20 PM Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary

Subject: Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the:	McKinney City Council
Date of Meeting:	6/22/2021
My public comments are for an item	ON the Agenda
Agenda Item #	21-0568
Support or Oppose Agenda Item?	Support

Public Comments

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Comments	I SUPPORT the City in not allowing multiple Commercial Ghost Kitchens under one roof with the primary focus on food delivery to be located in C1 or C2 zoning adjacent to residential communities due to the potentially harmful health effects they can have on those living nearby. The City should not allow any Commercial Ghost Kitchen Operations to move forward until conducting a full regulatory review, including the revision to emission standards, of any harmful effects to nearby or adjacent residential communities.
First Name	Cynthia

Last Name	Brown	
Address 1	6000 Heron Bay Lane	
Address 2	Field not completed.	
City	McKinney	
State	TX	
Zip	75070	
Email Address	divinemercy54@gmail.com	

noreply@civicplus.com

Sent: To:

Subject:

Monday, June 21, 2021 12:50 PM Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City

Secretary

Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the: McKinney City Council Date of Meeting: My public comments are for ON the Agenda Agenda Item # 21-0568 Support or Oppose Agenda Support

Public Comments

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I SUPPORT the City in not allowing multiple Commercial Ghost Kitchens under one roof with the primary focus on food delivery to be located in C1 or C2 zoning adjacent to residential communities due to the potentially harmful health effects they can have on those living nearby. The City should not allow any Commercial Ghost Kitchen Operations to move forward until conducting a full regulatory review, including the revision to emission standards, of any harmful effects to nearby or adjacent residential communities. First Name

Boyd
5600 River Highlands Dr.
Field not completed.
McKinney
TX
75070-4890
debyboyd@att.net

Sent: To:

Subject:

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

noreply@civicplus.com Monday, June 21, 2021 12:46 PM Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary Online Form Submittal: Citizen Comments

Citizen Comments

My comment is for the:

McKinney City Council

Date of Meeting:

Agenda Item #

6/22/2021

My public comments are for ON the Agenda

Field not completed.

Support or Oppose Agenda Support Item?

Public Comments

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Comments

As a resident and home owner in McKinney, I SUPPORT the City in not allowing multiple Commercial Ghost Kitchens under one roof with the primary focus on food delivery to be located in C1 or C2 zoning adjacent to residential communities due to the potentially harmful health effects they can have on those living nearby. The City should not allow any Commercial Ghost Kitchen Operations to move forward until conducting a full regulatory review, including the revision to emission standards, of any harmful effects to nearby or adjacent residential communities.

First Name

Mark

1

Last Name	Hunt	
Address 1	5609 river highlands drive	
Address 2	Field not completed.	
City	McKinney	
State	Texas	
Zip	75070	
Email Address	mhunt99@att.net	

Sent:

Subject:

noreply@civicplus.com Monday, June 21, 2021 12:45 PM Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City

Secretary

Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the: McKinney City Council Date of Meeting: My public comments are for ON the Agenda an item Agenda Item # 21-0568 Support or Oppose Agenda Support

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Refer the topic to city staff for further study, conclusion, or assistance.

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I SUPPORT the City in not allowing multiple Commercial Ghost Kitchens under one roof with the primary focus on food delivery to be located in C1 or C2 zoning adjacent to residential communities due to the potentially harmful health effects they can have on those living nearby. The City should not allow any Commercial Ghost Kitchen Operations to move forward until conducting a full regulatory review, including the revision to emission standards, of any harmful effects to nearby or adjacent residential communities.

First Name

Jack

Last Name	Boyd
Address 1	5600 River Highlands Dr.
Address 2	Field not completed.
City	McKinney
State	TX
Zip	75070-4890
Email Address	jackboyd@sbcglobal.net

Subject:

Sent: To:

noreply@civicplus.com Monday, June 21, 2021 12:34 PM Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City

Secretary

Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the:

McKinney City Council

Date of Meeting:

6/22/2021

Agenda Item #

My public comments are for ON the Agenda

21-0568

Support or Oppose Agenda Support

Public Comments

Due to legal requirements, the Council or specified Board cannot take action on Citizen Comments topics; however they can:

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Comments

I SUPPORT the City in not allowing multiple Commercial Ghost Kitchens under one roof with the primary focus on food delivery to be located in C1 or C2 zoning adjacent to residential communities due to the potentially harmful health effects they can have on those living nearby. The City should not allow any Commercial Ghost Kitchen Operations to move forward until conducting a full regulatory review, including the revision to emission standards, of any harmful effects to nearby or

adjacent residential communities.

First Name

Lisa

Last Name	Harlan
Address 1	10228 Placid Dr
Address 2	Field not completed.
City	McKinney
State	TX
Zip	75072
Email Address	harlan.lisa@att.net

noreply@civicplus.com

Sent: To:

Monday, June 21, 2021 12:31 PM
Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary

Online Form Submittal: Citizen Comments Subject:

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the: McKinney City Council Date of Meeting: 6/22/2021 My public comments are for ON the Agenda Agenda Item # 21-0568 Support or Oppose Agenda Support Item?

Public Comments

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communities due to the potentially harmful health effects they can have on those living nearby. The City should not allow any Commercial Ghost Kitchen Operations to move forward until conducting a full regulatory review, including the revision to emission standards, of any harmful effects to nearby or

adjacent residential communities.

First Name James

Last Name	Schuster
Address 1	6100 River Highlands Drive
Address 2	Field not completed.
City	MCKINNEY
State	United States
Zip	75070
Email Address	schuster@tazaroo.com

From:

noreply@civicplus.com

Subject:

Monday, June 21, 2021 12:29 PM
Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City

Secretary

Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the: McKinney City Council Date of Meeting: 6/22/2021 My public comments are for ON the Agenda an item Agenda Item # 21-0568 Support or Oppose Agenda Support

Public Comments

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First Name Jacqueline

Last Name	Schuster
Address 1	6100 River Highlands Drive
Address 2	Field not completed.
City	MCKINNEY
State	United States
Zip	75070
Email Address	schustr@tazaroo.com

From:

Sent:

noreply@civicplus.com Monday, June 21, 2021 12:27 PM Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City

Secretary

Online Form Submittal: Citizen Comments

Subject: Categories:

1. Action URGENTLY

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the:

McKinney City Council

Date of Meeting:

6/22/2021

My public comments are for ON the Agenda

Agenda Item #

21-0568

Support or Oppose Agenda Support

Public Comments

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Comments

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1

First Name	Matthew
Last Name	Cobaugh
Address 1	6013 Heron Bay Lane
Address 2	Field not completed.
City	McKinney
State	TX
Zip	75070
Email Address	matt_cobaugh@yahoo.com

Subject:

Sent: To:

noreply@civicplus.com Monday, June 21, 2021 12:26 PM Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary

Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the: McKinney City Council Date of Meeting: 6/22/2021 My public comments are for ON the Agenda Agenda Item # 21-0568 Support or Oppose Agenda Support Item?

Public Comments

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Comments	I SUPPORT the City in not allowing multiple Commercial Ghost Kitchens under one roof with the primary focus on food delivery to be located in C1 or C2 zoning adjacent to residential communities due to the potentially harmful health effects they can have on those living nearby. The City should not allow any Commercial Ghost Kitchen Operations to move forward until conducting a full regulatory review, including the revision to emission standards, of any harmful effects to nearby or adjacent residential communities.
First Name	Robert

Robert

Last Name	Schuster
Address 1	6100 River Highlands Drive
Address 2	Field not completed.
City	McKinney
State	TX
Zip	75070
Email Address	bob@tazaroo.com

noreply@civicplus.com

Sent: To:

Subject:

Monday, June 21, 2021 12:22 PM
Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary

Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the:	McKinney City Council
Date of Meeting:	6/22/2021
My public comments are for an item	ON the Agenda
Agenda Item #	21-0568
Support or Oppose Agenda Item?	Support

Public Comments

Public Comments

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Last Name	Villarreal	
Address 1	10309 Cochron	
Address 2	Field not completed.	
City	McKinney	
State	TX	
Zip	75072	
Email Address	benv44@gmail.com	

1. Action URGENTLY

Sent: To:

noreply@civicplus.com Monday, June 21, 2021 12:21 PM Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary

Online Form Submittal: Citizen Comments

Subject:

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Categories:

Citizen Comments

My comment is for the:

McKinney City Council

Date of Meeting:

Agenda Item #

6/22/2021

My public comments are for ON the Agenda

an item

21-0568

Support or Oppose Agenda Support

Public Comments

Public Comments

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Comments

I SUPPORT the City in not allowing multiple Commercial Ghost Kitchens under one roof with the primary focus on food delivery to be located in C1 or C2 zoning adjacent to residential communities due to the potentially harmful health effects they can have on those living nearby. The City should not allow any Commercial Ghost Kitchen Operations to move forward until conducting a full regulatory review, including the revision to emission standards, of any harmful effects to nearby or adjacent residential communities.

First Name	Ben	
Last Name	Villarreal	
Address 1	10309 Cochron	
Address 2	Field not completed.	
City	McKinney	
State	TX	
Zip	75072	
Email Address	dorav43@yahoo.com	

noreply@civicplus.com

Sent:

Monday, June 21, 2021 11:51 AM
Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City

Secretary

Online Form Submittal: Citizen Comments

Subject: Categories:

1. Action URGENTLY

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the:

McKinney City Council

Date of Meeting:

6/22/2021

My public comments are for ON the Agenda

an item

Agenda Item #

21-0568

Support or Oppose Agenda Support

Public Comments

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Comments

The P&Z staff, specifically Jennifer Arnold, has previously stated a multiple commercial ghost kitchen under one roof is comparable to a Domino's Pizza Delivery Service. They are certainly not comparable in size, and number and variety of kitchens!! The McKinney City Council must now act to ensure all appropriate zoning, safety, and local, state and federal health regulations are in place and legally approved for these type businesses to ensure the safety and health of the citizens of McKinney and visitors.

Therefore, I "STRONGLY SUPPORT" the City of McKinney not allowing multiple Commercial Ghost Kitchens under one roof with the primary focus on food delivery to be located in C1 or C2 zoning adjacent to residential communities due to the potentially harmful health effects they can have on those living nearby. The City should not allow any Commercial Ghost Kitchen Operations to move forward until conducting a full regulatory review, including the revision to emission standards, of any harmful effects to nearby or adjacent residential communities.

Last Name Williamson Address 1 6025 Heron Bay Ln Address 2 Field not completed. City McKinney State Texas Zip 75070 Email Address Louiswill@me.com	First Name	Donald
Address 2 Field not completed. City McKinney State Texas Zip 75070	Last Name	Williamson
City McKinney State Texas Zip 75070	Address 1	6025 Heron Bay Ln
State Texas Zip 75070	Address 2	Field not completed.
Zip 75070	City	McKinney
	State	Texas
Email Address Louiswill@me.com	Zip	75070
	Email Address	Louiswill@me.com

noreply@civicplus.com

Sent: To:

Subject:

Monday, June 21, 2021 11:36 AM
Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City

Secretary

Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the: McKinney City Council Date of Meeting: 6/22/2021

My public comments are for ON the Agenda

21-0568

Agenda Item # Support or Oppose Agenda Support

Public Comments

Public Comments

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Comments

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First Name

Barry

Last Name	Cobaugh
Address 1	2612 Ozark Cove
Address 2	Field not completed.
City	McKinney
State	TX
Zip	75072
Email Address	bjcobaugh@sbcglobal.net

Subject:

Sent: To:

noreply@civicplus.com Monday, June 21, 2021 11:33 AM Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary

Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the: McKinney City Council Date of Meeting: My public comments are for ON the Agenda Agenda Item # 21-0568 Support or Oppose Agenda Support

Public Comments

Public Comments

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First Name Audrey

Last Name	Cobaugh
Address 1	6013 Heron Bay Lane
Address 2	Field not completed.
City	McKinney
State	TX
Zip	75070
Email Address	acobaugh@sbcglobal.net

Subject:

noreply@civicplus.com

Sent: To:

Monday, June 21, 2021 11:32 AM Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary

Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the:	McKinney City Council	
Date of Meeting:	6/22/2021	
My public comments are for an item	ON the Agenda	
Agenda Item #	21-0568	
Support or Oppose Agenda Item?	Support	

Public Comments

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First Name

Michael

Last Name	Cobaugh
Address 1	6013 Heron Bay Lane
Address 2	Field not completed.
City	McKinney
State	TX
Zip	75070
Email Address	mjcobaugh@sbcglobal.net

Sent: To:

Subject:

noreply@civicplus.com Monday, June 21, 2021 10:49 AM Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City

Secretary

Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the: McKinney City Council Date of Meeting: 6/22/2021 My public comments are for ON the Agenda Agenda Item # 21-0568 Support or Oppose Agenda Support

Public Comments

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Last Name	Flak	
Address 1	6017 Heron Bay Ln	
Address 2	Field not completed.	
City	McKinney	
State	TX	
Zip	75070	
Email Address	sallyannflak@gmail.com	

From:

Sent: To:

noreply@civicplus.com Monday, June 21, 2021 10:47 AM Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City

Secretary

Subject:

Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the:

McKinney City Council

Date of Meeting:

6/22/2021

My public comments are for ON the Agenda

21-0568

Agenda Item # Support or Oppose Agenda Support

Public Comments

Public Comments

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First Name

Thomas

Last Name	Flak	
Address 1	6017 Heron Bay Ln	
Address 2	Field not completed.	
City	McKinney	
State	TX	
Zip	75070	
Email Address	tomflak@gmail.com	

Sent: To:

Subject:

noreply@civicplus.com Monday, June 21, 2021 10:37 AM Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the: McKinney City Council Date of Meeting: 6/22/2021 My public comments are for ON the Agenda Agenda Item # 21-0568 Support or Oppose Agenda Support Item?

Public Comments

Public Comments

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Comments	"I SUPPORT the City in not allowing multiple Commercial Ghost Kitchens under one roof with the primary focus on food delivery to be located in C1 or C2 zoning adjacent to residential communities due to the potentially harmful health effects they can have on those living nearby. The City should not allow any Commercial Ghost Kitchen Operations to move forward until conducting a full regulatory review, including the revision to emission standards, of any harmful effects to nearby or adjacent residential communities."
First Name	Diana

Last Name	Masullo	
Address 1	6000 River Highlands Drive	
Address 2	Field not completed.	
City	McKinney	
State	Texas	
Zip	75070	
Email Address	diana.masullo@yahoo.com	

From:

noreply@civicplus.com

Sent: To:

Monday, June 21, 2021 10:37 AM
Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City

Secretary

Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Subject:

Citizen Comments

My comment is for the: McKinney City Council Date of Meeting: My public comments are for ON the Agenda Agenda Item # 21-0568 Support or Oppose Agenda Support

Public Comments

Public Comments

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First Name

David

Last Name	Hemer	
Address 1	8616 Wakefield Drive	
Address 2	Field not completed.	
City	McKinney	
State	TX	
Zip	75070	V.
Email Address	davehemer1@gmail.com	

Sent: To:

noreply@civicplus.com Monday, June 21, 2021 10:35 AM Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City

Secretary

Subject: Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the:	McKinney City Council
Date of Meeting:	6/22/2021
My public comments are for an item	ON the Agenda
Agenda Item #	21-0568
Support or Oppose Agenda Item?	Support

Public Comments

Public Comments

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Comments	"I SUPPORT the City in not allowing multiple Commercial Ghost Kitchens under one roof with the primary focus on food delivery to be located in C1 or C2 zoning adjacent to residential communities due to the potentially harmful health effects they can have on those living nearby. The City should not allow any Commercial Ghost Kitchen Operations to move forward until conducting a full regulatory review, including the revision to emission standards, of any harmful effects to nearby or adjacent residential communities."
First Name	Nicholas

Last Name	Masullo
Address 1	6000 River Highlands Drive
Address 2	Field not completed.
City	McKinney
State	Texas
Zip	75070
Email Address	nick.masullo@yahoo.com

From: Sent: To:

noreply@civicplus.com Monday, June 21, 2021 9:33 AM Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary Online Form Submittal: Citizen Comments

Subject:

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the: McKinney City Council Date of Meeting: 6/22/2021 My public comments are for ON the Agenda Agenda Item # Field not completed. Support or Oppose Agenda Support Item?

Public Comments

Public Comments

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"I SUPPORT the City in not allowing multiple Commercial Ghost Kitchens under one roof with the primary focus on food delivery to be located in C1 or C2 zoning adjacent to residential communities due to the potentially harmful health effects they can have on those living nearby. The City should not allow any Commercial Ghost Kitchen Operations to move forward until conducting a full regulatory review, including the revision to emission standards, of any harmful effects to nearby or adjacent residential communities."
Carol

Last Name	Cook
Address 1	6370 Piper Glen
Address 2	
City	McKinney
State	TX
Zip	75070
Email Address	carol1968@hotmail.com

Subject:

noreply@civicplus.com

Sent: To:

Monday, June 21, 2021 8:31 AM
Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City
Secretary

Online Form Submittal: Citizen Comments

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Citizen Comments

My comment is for the: McKinney City Council Date of Meeting: 6/22/2021 My public comments are for ON the Agenda Agenda Item # 21-0568 Support or Oppose Agenda Support Item?

Public Comments

Due to legal requirements, the Council or specified Board cannot take action on Citizen Comments topics; however they can:

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Comments

I SUPPORT the City in not allowing multiple Commercial Ghost Kitchens under one roof with the primary focus on food delivery to be located in C1 or C2 zoning adjacent to residential communities due to the potentially harmful health effects they can have on those living nearby. The City should not allow any Commercial Ghost Kitchen Operations to move forward until conducting a full regulatory review, including the revision to emission standards, of any harmful effects to nearby or adjacent residential communities.

First Name

Penny

Last Name	Treaster
Address 1	5809 River Highlands Dr
Address 2	Field not completed.
City	McKinney
State	Texas
Zip	75070
Email Address	ptreaster1@gmail.com

From: Sent: To:

noreply@civicplus.com Monday, June 21, 2021 8:28 AM Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City

Subject:

Secretary
Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: DD NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the: McKinney City Council Date of Meeting: 6/22/2021 My public comments are for ON the Agenda an item Agenda Item # 21-0568 Support or Oppose Agenda Support Item?

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communities due to the potentially harmful health effects they can have on those living nearby. The City should not allow any Commercial Ghost Kitchen Operations to move forward until conducting a full regulatory review, including the revision to emission standards, of any harmful effects to nearby or adjacent residential communities."

First Name

Last Name	Treaster	
Address 1	5809 River Highlands Dr	
Address 2	Field not completed.	
City	McKinney	
State	TX	
Zip	75070	
Email Address	treaster@airmail.net	

From:

Sent: To:

Subject:

noreply@civicplus.com Monday, June 21, 2021 8:25 AM Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City

Secretary

Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the: McKinney City Council Date of Meeting: My public comments are for ON the Agenda Agenda Item # 21-0568 Support or Oppose Agenda Support

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Comments	I SUPPORT the City in NOT allowing multiple Commercial Ghost Kitchens under one roof with the primary focus on food delivery to be located in C1 or C2 zoning adjacent to residential communities due to the potentially harmful health effects they can have on those living nearby. The City should not allow any Commercial Ghost Kitchen Operations to move forward until conducting a full regulatory review, including the revision to emission standards, of any harmful effects to nearby or adjacent residential communities.
First Name	Tom

Last Name	Atsalis	
Address 1	6020 Heron Bay Lane	
Address 2	Field not completed.	
City	Mckinney	
State	Texas	
Zip	75070	
Email Address	Tatsalis@chemstation.com	

Sent: To:

Subject:

noreply@civicplus.com Monday, June 21, 2021 8:23 AM Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City

Secretary

Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the: McKinney City Council Date of Meeting: My public comments are for ON the Agenda Agenda Item # 21-0568 Support or Oppose Agenda Support

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"I SUPPORT the City in not allowing multiple Commercial Ghost Kitchens under one roof with the primary focus on food delivery to be located in C1 or C2 zoning adjacent to residential communities due to the potentially harmful health effects they can have on those living nearby. The City should not allow any Commercial Ghost Kitchen Operations to move forward until conducting a full regulatory review, including the revision to emission standards, of any harmful effects to nearby or adjacent residential communities."

First Name

Last Name	Nunez
Address 1	6204 riverhighlands dr
Address 2	River Highlands Dr
City	Mckinney
State	Texas
Zip	75070
Email Address	cn20222@aol.com

1

From: Sent: To:

noreply@civicplus.com Monday, June 21, 2021 8:21 AM Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary

Subject:

Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the:	McKinney City Council
Date of Meeting:	6/22/2021
My public comments are for an item	ON the Agenda
Agenda Item #	21-0568
Support or Oppose Agenda Item?	Support

Public Comments

Public Comments

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	•
Comments	I SUPPORT the City in NOT allowing multiple Commercial Ghost Kitchens under one roof with the primary focus on food delivery to be located in C1 or C2 zoning adjacent to residential communities due to the potentially harmful health effects they can have on those living nearby. The City should not allow any Commercial Ghost Kitchen Operations to move forward until conducting a full regulatory review, including the revision to emission standards, of any harmful effects to nearby or adjacent residential communities.
First Name	Nancy

Last Name	Trafton
Address 1	6020 Heron Bay Ln
Address 2	Field not completed.
City	McKinney
State	Texas
Zip	75070
Email Address	Ntrafton@aol.com
State	Texas 75070

From: Sent: To:

Subject:

noreply@civicplus.com Sunday, June 20, 2021 9:51 PM Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary

Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the:	McKinney City Council	
Date of Meeting:	6/22/2021	
My public comments are for an item	ON the Agenda	
Agenda Item #	21-0568	
Support or Oppose Agenda Item?	Support	

Public Comments
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Comments	"I SUPPORT the City taking action to not allow multiple Commercial Ghost Kitchens under one roof with the primary focus on food delivery to be located in C1 or C2 zoning adjacent to residential communities due to the potentially harmful health effects they can have on those living nearby. The City should not allow any Commercial Ghost Kitchen Operations to move forward until conducting a full regulatory review, including the revision to emission standards, of any harmful effects to nearby or adjacent residential communities."
First Name	Shirley

Last Name	Anglin	
Address 1	8608 Wakefield Dr	
Address 2	Field not completed	
City	McKinney	
State	тх	
Zip	75070	
Email Address	shirley.anglin@yahoo.com	

From: Sent: To:

Subject:

noreply@civicplus.com Sunday, June 20, 2021 9:49 PM Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the:	McKinney City Council	
Date of Meeting:	6/22/2021	
My public comments are for an item	ON the Agenda	
Agenda Item #	21-0568	
Support or Oppose Agenda Item?	Support	

Public Comments

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Comments submitted to other emails will not be included in the meeting record.

Comments	"I SUPPORT the City taking action to not allow multiple
	Commercial Ghost Kitchens under one roof with the primary
	focus on food delivery to be located in C1 or C2 zoning
	adjacent to residential communities due to the potentially
	harmful health effects they can have on those living nearby.
	The City should not allow any Commercial Ghost Kitchen
	Operations to move forward until conducting a full regulatory
	review, including the revision to emission standards, of any
	harmful effects to nearby or adjacent residential communities."
First Name	David

Last Name	Anglin	
Address 1	8608 Wakefield Dr	
Address 2	Field not completed.	
City	McKinney	
State	TX	
Zip	75070	
Email Address	davidanglin37@gmail.com	

From

Subject:

noreply@civicplus.com

Sunday, June 20, 2021 7:58 PM
Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City

Secretary

Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the: McKinney City Council Date of Meeting: 6/22/2021 My public comments are for ON the Agenda an item Agenda Item # 21-0568 Support or Oppose Agenda Support Item?

Public Comments

Public Comments

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Comments

"I SUPPORT the City in not allowing multiple Commercial Ghost Kitchens under one roof with the primary focus on food delivery to be located in C1 or C2 zoning adjacent to residential communities due to the potentially harmful health effects they can have on those living nearby. The City should not allow any Commercial Ghost Kitchen Operations to move forward until conducting a full regulatory review, including the revision to emission standards, of any harmful effects to nearby or adjacent residential communities."

First Name

Mary Ellen D

Cassman
6209 Heron Bay Lane
Field not completed.
McKinney
TX
75070
medcassman@gmail.com

Sent: To:

noreply@civicplus.com Sunday, June 20, 2021 7:55 PM Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary Online Form Submittal: Citizen Comments

Subject:

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the: McKinney City Council Date of Meeting: My public comments are for ON the Agenda an item Agenda Item # 21-0568 Support or Oppose Agenda Support Item?

Public Comments

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	Ü
Comments	I support the City in not allowing multiple Commercial Ghost Kitchens under one roof with the primary focus on food delivery to be located in C1 or C2 zoning adjacent to residential communities due to the potentially harmful health effects they can have on those living nearby. The City should not allow any Commercial Ghost Kitchen Operations to move forward until conducting a full regulatory review, including the revision to emission standards, of any harmful effects to nearby or adjacent residential communities.
First Name	Donna

Last Name	Wilson
Address 1	6100 Heron Bay Lane
Address 2	Field not completed.
City	McKinney
State	TX
Zip	75070-4837
Email Address	donna.wilson1@verizon.net

From: Sent: To:

Subject:

noreply@civicplus.com Sunday, June 20, 2021 5:03 AM Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the:	McKinney City Council
Date of Meeting:	6/21/2021
My public comments are for an item	ON the Agenda
Agenda Item #	21-0658
Support or Oppose Agenda Item?	Support

Public Comments

Public Comments
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Comments	I would strongly support the process of conducting due diligence on the environmental impact for business such as ghost kitchens. This is very important, before the council begins authorizing these types of NEW ventures to be located within or near residential communities. The work done before approval should be mandatory for the safety and well being of any community.
First Name	Steven
Last Name	Andelman

Address 1	5917 River Highlands Dr
Address 2	Field not completed.
City	Mckinney
State	TX
Zip	75070
Email Address	jsaparis@att.net

Subject:

Sent: To:

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

noreply@civicplus.com Saturday, June 19, 2021 4:34 PM Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary Online Form Submittal: Citizen Comments

Citizen Comments

My comment is for the:	McKinney City Council
Date of Meeting:	6/22/2021
My public comments are for an item	ON the Agenda
Agenda Item #	21-0568
Support or Oppose Agenda Item?	Support

Public Comments

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Comments	I SUPPORT the City in not allowing multiple Commercial Ghost
	Kitchens under one roof with the primary focus on food delivery
	to be located in C1 or C2 zoning adjacent to residential
	communities due to the potentially harmful health effects they
	can have on those living nearby. The City should not allow any
	Commercial Ghost Kitchen Operations to move forward until
	conducting a full regulatory review, including the revision to
	emission standards, of any harmful effects to nearby or
	adjacent residential communities.
First Name	MARILYN

Last Name	WALKER
Address 1	6005 River Highlands Dr
Address 2	Field not completed.
City	McKinney
State	TX
Zip	75070
Email Address	mmwalker21@verizon.net

Subject:

Sent: To:

noreply@civicplus.com Saturday, June 19, 2021 4:06 PM Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City

Secretary

Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: DD NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the: McKinney City Council Date of Meeting:

My public comments are for ON the Agenda

Support or Oppose Agenda Support

21-0568

Agenda Item #

Public Comments

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First Name

Last Name	Walker	
Address 1	6005 River Highlands Drive	
Address 2	Field not completed.	
City	McKinney	
State	Texas	
Zip	75070	
Email Address	mmwalker21@verizon.net	

Sent: To:

noreply@civicplus.com Saturday, June 19, 2021 12:54 PM Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City

Secretary

Subject:

Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the: McKinney City Council Date of Meeting: 6/22/2021 My public comments are for ON the Agenda Agenda Item # 21-0568 Support or Oppose Agenda Support

Public Comments

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"I SUPPORT the City in not allowing multiple Commercial Ghost Kitchens under one roof with the primary focus on food delivery to be located in C1 or C2 zoning adjacent to residential communities due to the potentially harmful health effects they can have on those living nearby. The City should not allow any Commercial Ghost Kitchen Operations to move forward until conducting a full regulatory review, including the revision to emission standards, of any harmful effects to nearby or adjacent residential communities." First Name Rodger

Last Name	Jones	
Address 1	8604 Wakefield Drive	
Address 2	Field not completed.	
City	McKinney	
State	Texas	
Zip	75070	
Email Address	rodgerjones@verizon.net	

From: Sent: To:

Subject:

noreply@civicplus.com Saturday, June 19, 2021 12:32 PM Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary

Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the:	McKinney City Council
Date of Meeting:	6/22/2021
My public comments are for an item	ON the Agenda
Agenda Item #	21-0568
Support or Oppose Agenda Item?	Support

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Adelle

Last Name	Coble	
Address 1	5805 Heron Bay Lane	
Address 2	Field not completed.	
City	McKinney	
State	TX	
Zip	75070	
Email Address	adelle.coble@gmail.com	

From:

noreply@civicplus.com

Saturday, June 19, 2021 12:32 PM
Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City

Secretary

Subject: Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the:

McKinney City Council

Date of Meeting:

6/22/2021

My public comments are for ON the Agenda

an item

21-0568

Support or Oppose Agenda Support Item?

Public Comments

Agenda Item #

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adjacent residential communities."

First Name

Last Name	Facca	
Address 1	8704 Tour Dr	
Address 2	Field not completed.	
City	McKinney	
State	TX	
Zip	75070	
Email Address	t.facca@att.net	

From:

noreply@civicplus.com

Saturday, June 19, 2021 12:26 PM Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City

Secretary

Subject:

Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the: McKinney City Council Date of Meeting: 6/22/2021 My public comments are for ON the Agenda an item Agenda Item # 21-0568 Support or Oppose Agenda Support Item?

Public Comments

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First Name

Last Name	Fleming	
Address 1	5608 River Highlands Dr	
Address 2	Field not completed.	
City	McKinney	
State	TEXAS	
Zip	75070	
Email Address	normafleming2000@yahoo.com	

noreply@civicplus.com

Sent:

Subject:

Saturday, June 19, 2021 12:25 PM
Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City

Secretary

Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe!

Citizen Comments

My comment is for the: McKinney City Council Date of Meeting: 6/22/2021 My public comments are for ON the Agenda Agenda Item # 21-0568 Support or Oppose Agenda Support

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First Name

Norma

Last Name	Fleming	
Address 1	5608 River Highlands Dr	
Address 2	Field not completed.	
City	McKinney	
State	TX	
Zip	75070	
Email Address	normafleming2000@yahoo.com	

(Print) Fu				Date	6/22/21
Address	ıll Name	ARY A	MC& NNIS	Phone 9	72-342-28
_	6101	RIVER	KCity MSK	KONNEY	Zip 75071)
Email	Them	ce ssoct	HOITY MER BHLANDS Daol Com		
Public Co	omments for to speak in Si	items ON THE		1-050	
Public Co	omments for to speak abou e Mayor's decis	items NOT ON	THE AGENDA wishing to speak on Non-		Ü
do not w	ish to speak	thout Speaking ; however, pleas	se record my XSUPPO	ORT FOR MO	PPOSITION AGAINST
opic of Di	iscussion: /	Pls ST	UN AIR O	100 TX	TOTAL MODING!
			FIN Y	UFICIT	
			nney City Council	Date_	6-22-2021
Daint\ E. II	Name_M/	ISAKO H	IEMER	Phone 91	2-589-2414
Print) Full	8616 W	1 1 - Ca 11			X 244
•	2010 M	vake tield	DY City MCKTY	iney	_Zip75070
Address		ukotx 11/	Dr city MCKin	ney	_Zip75078
Address Email Public Cor	masa mments for speak in SU	tems ON THE A	AGENDA OSITION of Item #	21-0	Zip_75071
Address Email Public Cor I wish to *Those v	mments for it of speak about Mayor's decision	tems ON THE A PPORT OPPO is on Public Hear tems NOT ON 1	AGENDA DSITION of Item # ing item(s) will be called a	2/- 0 at the time of the	
Address	mments for it of speak about Mayor's decisiting.	tems ON THE A PPORT OPPO is on Public Hear tems NOT ON 1	AGENDA DSITION of Item #_ ing item(s) will be called a THE AGENDA vishing to speak on Non-A	2/ - 0 It the time of the	-
Public Cor I wish to *Those v *Those v *Those v *I wish to *It is the the meet.	mments for it o speak about Mayor's decisiting.	PPORT OPPORT OPPORT OPPORT OPPORT OPPORT OPPORT OPPORT OPPORT OF THE PROPERTY	AGENDA DSITION of Item #_ ing item(s) will be called a THE AGENDA vishing to speak on Non-A	2/ - 0 It the time of the	he beginning or end of

Request to Speak Before McKinney City Council	Date 6.22.27
(Print) Full Name Ventlet Courte N Photo	ne 469-307-910-5
Address 5804 HOWY BAY TH City Mellical	ly Zip 75070
Email	/
Public Comments for items ON THE AGENDA I wish to speak in SUPPORT OPPOSITION of Item # *Those wishing to speak on Public Hearing item(s) will be called at the	- 0568 time of the Public Hearing.
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Topic of Discussion:	
Request to Speak Before McKinney City Council	Date 6/22/21
(Print) Full Name JAMES Welfer Phon	ne 972) 369-7055
(Print) Full Name JAMES We for Phon Address 6005 River Highlands City Mc Kenn	ne 972) 369-7055
Phone Address 6005 River Highlands City Mc Kenny Email MMW & Key 21 @ Voy 12001. Net Public Comments for items ON THE AGENDA I wish to speak in SUPPORT OPPOSITION of Item #	972) 369-7855 Q Zip 75070 21-0568
Photo Address 6005 River Highlands City Mc Hannes Email M M & Key 21 & Voy 1201 . Met Public Comments for items ON THE AGENDA I wish to speak in SUPPORT OPPOSITION of Item # *Those wishing to speak on Public Hearing item(s) will be called at the Public Comments for items NOT ON THE AGENDA	Zip 772) 369-7855 Zip 77270 Zip 77270 Zip 77270
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Request to Speak Before McKinney City Council	Date 6/22/21
(Print) Full Name DE BORDH WITTERSTROZM Pho	ne 713-254-1225
Address 6001 HERON BAY LW City MCKINI	VEY TX Zip 75070
Email HOSTÉNANNY, GIRL @ YAHOO	COM
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Request to Speak Before McKinney City Council	Date 6-22-20
2	7.0000
Print) Full Name Tim Brown Phor	9,540,5891
1.200 Pula Harrison	e <u> </u>
Address 6008 RIVER HIGHLANDS City MCKINNEY	Zip 75090
Email brown a morrisdickson, com	
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Request to Speak Before McKinney City Council Date 6/2-2/2001
(Print) Full Name NANCY BROWN Phone 9.740-5892
Address 6208 River HIGHMANS City M. Finney Zip 95070
Email 1/4 mppgs 50 pace com
Public Comments for items ON THE AGENDA I wish to speak in SUPPORT / OPPOSITION of Item #
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Topic of Discussion: Please study air guality, troppin
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Request to Speak Before McKinney City Council Date 6-22-202/
(Print) Full Name JIMNY E JERN 16AN Phone
Address 5929 RIVER Highliands City M. CAMEY Zip 75070
Email J. Donlot 550 Gotto. Com
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I wish to speak in SUPPORT)/ OPPOSITION of Item # 21/0568 *Those wishing to speak on Public Hearing item(s) will be called at the time of the Public Hearing.
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*It is the Mayor's decision to call those wishing to speak on Non-Agenda at either the beginning or end of the meeting.
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opic of Discussion: Please Study Air Pollution
opic of discussion: TITASE Study ATR Vollation

Request to Speak Before McKinney City Council Date 6/22/8/
(Print) Full Name Lawson Howard Phone 214 546 9272
Address 600 4 River Highlabolity Mick Zip 75070
Email_ AUTTEMPC gmail. com
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Submit a Comment without Speaking I do not wish to speak; however, please record my SUPPORT FOR OPPOSITION AGAINST
Topic of Discussion: P/2 5-fundy as - quelity concerns of Ghost witchen.
Request to Speak Before McKinney City Council Date 6-22-2
(Print) Full Name James Gooch Phone 219-215-1993
Address 6105 River Highkulscity Mc Kinney Zip 75070
Email Geoch JIMOMSH, COM
Public Comments for items ON THE AGENDA I wish to speak in SUPPORT / OPPOSITION of Item #
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(Print) Full Nam	Beverly H	ubb5	_ Phone_ <i>50</i> .	5 620-9929	
Request to S (Print) Full Nam Address 6/0	Beverly H		_ Phone_ <i>50</i> .	5 620-9929	

Request to Speak Before McKinney City Council

Date 63221

(Print) Full Name Rodger Jones Phone 972 36 9707

Address 8604 Wakefield Dr. City McKinney Zip 75070

Email rodger lones & Verizon net

Public Comments for items ON THE AGENDA

I wish to speak in SUPPORT / OPPOSITION of Item #
*Those wishing to speak on Public Hearing item(s) will be called at the time of the Public Hearing.

Public Comments for items NOT ON THE AGENDA

I wish to speak about:

'It is the Mayor's decision to call those wishing to speak on Non-Agenda at either the beginning or end of the meeting.

Submit a Comment without Speaking
I do not wish to speak; however, please record my Support for Opposition AGAINST

Topic of Discussion: Rease Study Air Quality caused by a

Request to Speak Before McKinney City Council

Date 6-22-2/

(Print) Full Name An Wison Phone 2/4 38 4 30 66

Address 6/00 Heron Bay W City McKinney Zip 75070

Email VRWI/Son & VERIZON, NET

Public Comments for items ON THE AGENDA

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Submit a Comment without Speaking I do not wish to speak; however, please record my Support for OPPOSITION AGAINST

Topic of Discussion: 21-0568

(Print) Full Name	HAEL MULHERIN	Phon	e_214	857.5.834
Address Heli Wb	refield Drive C	ity Mc King		Zip_75000
Email MULHERIN MZU	C g MAIL , com			
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(Print) Full Name	Jack B. S	Di	46	19-31 -2 11
Address 570,	Refore McKinney Ci	Pho	ne	7-163-3339
- (/ 2	1 Mastre	City /16 Al Phy		Zip_/5773
Email_) Cole [],	2105BC61.halu	Net		
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Request to Speak Before McKinney City Council

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Request to Speak Before McKinney City Council Date 6-22-21
(Print) Full Name TEORYE R. SCOTT Phone 432-557-8428
Address 5901 HARON BAY LN City MCKIMLY Zip 75070
Email GEORGESCOTT 66 @ SMail. COM
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Request to Speak Before McKinney City Council Date 1/32/2/
(Print) Full Name H & M. LONEY Phone 972-369-7436 Address Gary Herry By Low City McKing Zip 75070 Email Af Jean 44 D 458 CAL
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Date 6 900 Date	_
Print) Full Name Bonnie Vincent Phone 214-763-89	9
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(Print) Full Name	e Gregory E. Vincent Phone 214-289-484
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Request to Speak Before McKinney City Council

Date 6/22/21

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