

CITY COUNCIL SPECIAL MEETING

JUNE 22, 2021

The City Council of the City of McKinney, Texas met in special 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.

CITY COUNCIL MINUTES
JUNE 22, 2021
PAGE 2

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 Petrilà, 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 item.

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

CITY COUNCIL MINUTES
JUNE 22, 2021
PAGE 3

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 MULTI-FAMILY 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

- 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

City of McKinney, Texas

Appendix A – Online Comment Cards

Joshua Stevenson

From: noreply@civicplus.com
Sent: Tuesday, June 22, 2021 1:56 PM
To: 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 Item? Support

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 George

1

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

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

Joshua Stevenson

From: noreply@civicplus.com
Sent: Tuesday, June 22, 2021 1:38 PM
To: 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 Item? Oppose

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 Ana Marie

1

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

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

Joshua Stevenson

From: noreply@civicplus.com
Sent: Tuesday, June 22, 2021 1:21 PM
To: 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 # *Field not completed.*

Support or Oppose Agenda Support
Item?

Public Comments

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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 Leslie

1

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

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

Joshua Stevenson

From: noreply@civicplus.com
Sent: Tuesday, June 22, 2021 12:01 PM
To: 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

Agenda Item # 21-0568

Support or Oppose Agenda Item? Support

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

1

State TX

Zip 75070

Email Address facca4@gmail.com

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

Joshua Stevenson

From: noreply@civicplus.com
Sent: Tuesday, June 22, 2021 9:47 AM
To: 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 Item? Support

Public Comments

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Comments 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,

1

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.

First Name Judy
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

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

Joshua Stevenson

From: noreply@civicplus.com
Sent: Monday, June 21, 2021 6:18 PM
To: 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 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 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

1

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

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

Joshua Stevenson

From: noreply@civicplus.com
Sent: Monday, June 21, 2021 9:58 PM
To: 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 Item? 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 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 City Council Members and the Mayor and we are now asking that you support us in protecting our community from

1

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 Mulherin
Address 1 8609 Wakefield Dr.
Address 2 *Field not completed.*
City McKinney
State Texas
Zip 75070
Email Address 1951dury@gmail.com

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

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 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

1

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 residential communities.

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

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

Blenda Sims

From: noreply@civicplus.com
Sent: Monday, June 21, 2021 2:36 PM
To: 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

Agenda Item #: 21-0568

Support or Oppose Agenda Item? 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 Masako

1

Last Name Hemer

Address 1 8616 Wakefield Dr

Address 2 *Field not completed.*

City McKinney

State TX

Zip 75070

Email Address Masakotx11@yahoo.com

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

Blenda Sims

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

Agenda Item # 21-0568

Support or Oppose Agenda Item? Support

Public Comments

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Comments 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.

First Name Dave

Last Name Cassman

1

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

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

Blenda Sims

From: noreply@civicplus.com
Sent: Monday, June 21, 2021 2:20 PM
To: Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary
Subject: Online Form Submittal: Citizen Comments

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My public comments are for ON the Agenda
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Agenda Item # 21-0568

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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

1

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

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

Blenda Sims

From: noreply@civicplus.com
Sent: Monday, June 21, 2021 12:50 PM
To: Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary
Subject: 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
an item

Agenda Item #: 21-0568

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First Name Deb

1

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

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

Blenda Sims

From: noreply@civicplus.com
Sent: Monday, June 21, 2021 12:46 PM
To: 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

Agenda Item #: *Field not completed.*

Support or Oppose Agenda
Item? Support

Public Comments

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but will be documented in the meeting record.*

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

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

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

Blenda Sims

From: noreply@civicplus.com
Sent: Monday, June 21, 2021 12:45 PM
To: 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 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 Jack

1

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

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

Blenda Sims

From: noreply@civicplus.com
Sent: Monday, June 21, 2021 12:34 PM
To: Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary
Subject: Online Form Submittal: Citizen Comments

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First Name Lisa

1

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

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

Blenda Sims

From: noreply@civicplus.com
Sent: Monday, June 21, 2021 12:31 PM
To: Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary
Subject: Online Form Submittal: Citizen Comments

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First Name James

1

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

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

Blenda Sims

From: noreply@civicplus.com
Sent: Monday, June 21, 2021 12:29 PM
To: Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary
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First Name Jacqueline

1

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

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

Blenda Sims

From: noreply@civicplus.com
Sent: Monday, June 21, 2021 12:27 PM
To: Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary
Subject: Online Form Submittal: Citizen Comments
Categories: 1. Action URGENTLY

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Citizen 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

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

Blenda Sims

From: noreply@civicplus.com
Sent: Monday, June 21, 2021 12:26 PM
To: Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary
Subject: Online Form Submittal: Citizen Comments

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Citizen Comments

My comment is for the: McKinney City Council

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First Name Robert

1

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

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

Blenda Sims

From: noreply@civicplus.com
Sent: Monday, June 21, 2021 12:22 PM
To: Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary
Subject: Online Form Submittal: Citizen Comments

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Citizen Comments

My comment is for the: McKinney City Council

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First Name Dora

1

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

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

Blenda Sims

From: noreply@civicplus.com
Sent: Monday, June 21, 2021 12:21 PM
To: Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary
Subject: Online Form Submittal: Citizen Comments
Categories: 1. Action URGENTLY

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1

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

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

Blenda Sims

From: noreply@civicplus.com
Sent: Monday, June 21, 2021 11:51 AM
To: Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary
Subject: Online Form Submittal: Citizen Comments
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

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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.

1

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.

First Name Donald
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

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

Blenda Sims

From: noreply@civicplus.com
Sent: Monday, June 21, 2021 11:36 AM
To: Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary
Subject: Online Form Submittal: Citizen Comments

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Citizen Comments

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First Name Barry

1

Last Name Cobaugh

Address 1 2612 Ozark Cove

Address 2 *Field not completed.*

City McKinney

State TX

Zip 75072

Email Address bjcbaugh@sbcglobal.net

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

Blenda Sims

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

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First Name Audrey

1

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

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From: noreply@civicplus.com
Sent: Monday, June 21, 2021 11:32 AM
To: Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary
Subject: Online Form Submittal: Citizen Comments

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First Name Michael

1

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

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Blenda Sims

From: noreply@civicplus.com
Sent: Monday, June 21, 2021 10:49 AM
To: Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary
Subject: Online Form Submittal: Citizen Comments

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First Name Sally-Ann

1

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

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Blenda Sims

From: noreply@civicplus.com
Sent: Monday, June 21, 2021 10:47 AM
To: Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary
Subject: Online Form Submittal: Citizen Comments

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Citizen Comments

My comment is for the: McKinney City Council

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First Name Thomas

1

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

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Blenda Sims

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

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Citizen Comments

My comment is for the: McKinney City Council

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First Name Diana

1

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

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To: Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary
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First Name David

1

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

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

Blenda Sims

From: noreply@civicplus.com
Sent: Monday, June 21, 2021 10:35 AM
To: Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary
Subject: Online Form Submittal: Citizen Comments

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Citizen Comments

My comment is for the: McKinney City Council

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First Name Nicholas

1

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

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Blenda Sims

From: noreply@civicplus.com
Sent: Monday, June 21, 2021 9:33 AM
To: Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary
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My public comments are for ON the Agenda
an item

Agenda Item # Field not completed.

Support or Oppose Agenda Item? 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 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 Carol

1

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

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

Blenda Sims

From: noreply@civicplus.com
Sent: Monday, June 21, 2021 8:31 AM
To: 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

Agenda Item #: 21-0568

Support or Oppose Agenda
Item? Support

Public Comments

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First Name Penny

1

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

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

Blenda Sims

From: noreply@civicplus.com
Sent: Monday, June 21, 2021 8:28 AM
To: 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

Agenda Item #: 21-0568

Support or Oppose Agenda Item? Support

Public Comments

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First Name James

1

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

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

Blenda Sims

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

Agenda Item # 21-0568

Support or Oppose Agenda Item? Support

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First Name Tom

1

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

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

Blenda Sims

From: noreply@civicplus.com
Sent: Monday, June 21, 2021 8:23 AM
To: 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 Item? 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 Luis

1

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

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

Blenda Sims

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

Agenda Item #: 21-0568

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First Name Nancy

1

Last Name Trafton

Address 1 6020 Heron Bay Ln

Address 2 *Field not completed.*

City McKinney

State Texas

Zip 75070

Email Address Ntrافتون@aol.com

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

Blenda Sims

From: noreply@civicplus.com
Sent: Sunday, June 20, 2021 9:51 PM
To: 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 Item? Support

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----------	---

First Name	Shirley
------------	---------

1

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

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

Blenda Sims

From: noreply@civicplus.com
Sent: Sunday, June 20, 2021 9:49 PM
To: 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 Item? Support

Public Comments

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First Name David

1

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

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

Blenda Sims

From: noreply@civicplus.com
Sent: Sunday, June 20, 2021 7:58 PM
To: 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 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 Mary Ellen D

1

Last Name Cassman
Address 1 6209 Heron Bay Lane
Address 2 *Field not completed.*
City McKinney
State TX
Zip 75070
Email Address medcassman@gmail.com

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

Blenda Sims

From: noreply@civicplus.com
Sent: Sunday, June 20, 2021 7:55 PM
To: 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 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 Donna

1

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

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

Blenda Sims

From: noreply@civicplus.com
Sent: Sunday, June 20, 2021 5:03 AM
To: 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: 6/21/2021

My public comments are for
an item

Agenda Item #: 21-0658

Support or Oppose Agenda Item? Support

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

1

Address 1 5917 River Highlands Dr

Address 2 *Field not completed.*

City Mckinney

State TX

Zip 75070

Email Address jsaparis@att.net

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

Blenda Sims

From: noreply@civicplus.com
Sent: Saturday, June 19, 2021 4:34 PM
To: 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 Item? Support

Public Comments

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First Name MARILYN

1

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

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Blenda Sims

From: noreply@civicplus.com
Sent: Saturday, June 19, 2021 4:06 PM
To: 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 Item? Support

Public Comments

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First Name James

1

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

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

Blenda Sims

From: noreply@civicplus.com
Sent: Saturday, June 19, 2021 12:54 PM
To: 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 Item? Support

Public Comments

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----------	--

First Name	Rodger
------------	--------

1

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

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Blenda Sims

From: noreply@civicplus.com
Sent: Saturday, June 19, 2021 12:32 PM
To: 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

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First Name Adelle

1

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

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

Blenda Sims

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

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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 Tom

1

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

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

Blenda Sims

From: noreply@civicplus.com
Sent: Saturday, June 19, 2021 12:26 PM
To: 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 Item? 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 Tracy

1

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

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

Blenda Sims

From: noreply@civicplus.com
Sent: Saturday, June 19, 2021 12:25 PM
To: Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary
Subject: 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

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Agenda Item # 21-0568

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First Name Norma

1

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

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

Appendix B – Non-speaking Comment Cards

Request to Speak Before McKinney City CouncilDate 6/22/21

(Print) Full Name GARY MCENNIS Phone 972-342-2810
Address 6101 RIVER City MCKINNEY Zip 75071
Email florancessoc@aol.com

Public Comments for items ON THE AGENDA

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.

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: PLS STUDY AIR QUALITY

Request to Speak Before McKinney City CouncilDate 6-22-2021

(Print) Full Name MASAOKO HEMER Phone 972-589-2414
Address 8616 Wakefield Dr City MCKINNEY Zip 75071
Email masakotx11@yahoo.com

Public Comments for items ON THE AGENDA

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.

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: Please study Air Quality
caused by a Ghost Kitchen.

Request to Speak Before McKinney City CouncilDate 6-22-21(Print) Full Name Verdell Gates Jr Phone 469-307-9105Address 5804 Henry Bayt Pt City McKinney Zip 75070

Email _____

Public Comments for items ON THE AGENDA

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.

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 SpeakingI do not wish to speak; however, please record my SUPPORT FOR OPPOSITION AGAINST

Topic of Discussion: _____

Request to Speak Before McKinney City CouncilDate 6/22/21(Print) Full Name JAMES WALTER Phone 972) 369-7955Address 6005 River Highlands City McKinney Zip 75070Email mmw&key21@Verizon.net**Public Comments for items ON THE AGENDA**

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.

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 SpeakingI do not wish to speak; however, please record my SUPPORT FOR OPPOSITION AGAINSTTopic of Discussion: Please Study air quality

Request to Speak Before McKinney City CouncilDate 6/22/21(Print) Full Name D E BROWN WETTERSTROM Phone 713-254-1225Address 6001 HERON BAY LN City MCKINNEY TX Zip 75070Email HOTENANNY.GIRL@YAHOO.COM**Public Comments for items ON THE AGENDA** 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.***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:

Request to Speak Before McKinney City CouncilDate 6-22-2021(Print) Full Name Jim Brown Phone 972-5891Address 6308 RIVER HIGHLANDS City McKinney Zip 75090Email jbrown@morrisdickson.com**Public Comments for items ON THE AGENDA** 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.***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 AGAINSTTopic of Discussion: air quality, traffic control, water
recyclants.

Request to Speak Before McKinney City CouncilDate 6/22/2021

(Print) Full Name Nancy Brown Phone 9.740.5892
Address 6208 River Highlands City McKinney Zip 75070
Email Nanpopp5@msn.com

Public Comments for items ON THE AGENDA

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.

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: Please study air quality, traffic, waste products

Request to Speak Before McKinney City CouncilDate 6-22-2021

(Print) Full Name JIMMY E. JERDIGAN Phone _____
Address 5929 River Highlands City McKinney Zip 75070
Email J.Donkt 55ce Yahoo.com

Public Comments for items ON THE AGENDA

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.

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: Please study Air Pollution

Request to Speak Before McKinney City CouncilDate 6/22/21(Print) Full Name Lawson Howard Phone 214 566 9272Address 605 4 River Highlands City McKinney Zip 75070Email ALHTEMP@gmail.com**Public Comments for items ON THE AGENDA** 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.***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 AGAINSTTopic of Discussion: Please study air quality concerns of ghost kitchen.**Request to Speak Before McKinney City Council**Date 6-22-21(Print) Full Name James Goach Phone 214-215-1993Address 6105 River Highlands City McKinney Zip 75070Email goachjim@gmail.com**Public Comments for items ON THE AGENDA** 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.***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 AGAINSTTopic of Discussion: Please Study Air Quality caused by ghost kitchen

Request to Speak Before McKinney City Council Date 6/22/21

(Print) Full Name Joseph Konrath Phone 561-477-2201

Address 6370 Piper Court City McKinney Zip 75070

Email JPR1980@SBCCableBSC.NET

Public Comments for items ON THE AGENDA

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.*

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: PLEASE Study For Pollution

Request to Speak Before McKinney City Council Date 6/22/21

(Print) Full Name Beverly Hubbs Phone 505 620-9929

Address 6109 Heron Bay Ln City McKinney Zip 75070

Email bahubbs@gmail.com

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: _____

Non-Speaking

Request to Speak Before McKinney City Council

Date 6/22/21

(Print) Full Name Rodger Jones Phone 972 369 927

Address 8604 Wakefield Dr. City McKinney Zip 75070

Email rodgerjones@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: Please study Air Quality caused by a
Ghost Kitchen

Non-Speaking

Request to Speak Before McKinney City Council

Date 6-22-21

(Print) Full Name Van Wilson Phone 214 384 3006

Address 6100 Heron Bay LN City McKinney Zip 75070

Email VRWilson@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: Item 21-0568

Request to Speak Before McKinney City CouncilDate 6/22/21(Print) Full Name MICHAEL MULHERIN Phone 214 8865834Address 8609 W Bickfield Drive City McKinney Zip 75070Email Mulherin.m20@gmail.com**Public Comments for items ON THE AGENDA** 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.***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 AGAINSTTopic of Discussion: AIR Quality caused by Ghost Kitchen**Request to Speak Before McKinney City Council**Date 6/22/21(Print) Full Name Tech Bx Phone 469-362-5304Address 5600 River Highlands Dr City McKinney Zip 75070Email TechBx1@sbcbglobal.net**Public Comments for items ON THE AGENDA** I wish to speak in SUPPORT / OPPOSITION of Item # 21-0588**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 AGAINSTTopic of Discussion: Stay at home caused by Ghost Kitchen

Request to Speak Before McKinney City CouncilDate 6/22/21

(Print) Full Name Judy Williamson Phone 214-796-8061
Address 6025 Heron Bay Ln City McKinney Zip 75070
Email judywill1@icloud.com

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: Are Pollution Study

Request to Speak Before McKinney City CouncilDate 6/22/21

(Print) Full Name Deby Boyd Phone 469-360-5308
Address 5600 River Highlands City McKinney Zip 75070
Email deby.boyd@att.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: Place study Air Quality caused by
Ghost Kitchen

Request to Speak Before McKinney City CouncilDate 6-28-21(Print) Full Name GEORGE R. SCOTTPhone 432-557-8428Address 5901 Heron Bay LnCity McKinneyZip 75070Email georgescott66@gmail.com**Public Comments for items ON THE AGENDA** 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.**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 AGAINSTTopic of Discussion: Please Study air Quality Caused By A
Ghost Kitchen.**Request to Speak Before McKinney City Council**Date 6/32/21(Print) Full Name HN LoneyPhone 972-349-7436Address 5901 Heron Bay LnCity McKinneyZip 75070Email 7hTeam4u@USA.com**Public Comments for items ON THE AGENDA** 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.**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 AGAINSTTopic of Discussion: Study air Quality

Request to Speak Before McKinney City CouncilDate 6-22-21(Print) Full Name Bonnie Vincent Phone 214-763-8997Address 5813 River Highlands City McKinney Zip 75070Email Bonnie.Lvincent@qmail.com**Public Comments for items ON THE AGENDA** 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.***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 AGAINSTTopic of Discussion: Please study air quality**Request to Speak Before McKinney City Council**Date 6/22/2022(Print) Full Name James Treaster Phone 972-814-7917Address 5805 River Highlands City V Zip 75070Email **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 AGAINSTTopic of Discussion: Ghost Kitchens not a restaurant -
food processor + flavor draw.

Request to Speak Before McKinney City CouncilDate 6/22/21(Print) Full Name Penny Treas Phone _____Address 5809 River Highlands City McKinney Zip 75070

Email _____

Public Comments for items ON THE AGENDA 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.***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 AGAINSTTopic of Discussion: Please study air quality**Request to Speak Before McKinney City Council**Date 6-22-21(Print) Full Name Gregory E. Vincent Phone 214-289-4843Address 5813 River Highlands City McKinney Zip 75070Email gregoryevincent@gmail.com**Public Comments for items ON THE AGENDA** 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.***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 AGAINSTTopic of Discussion: Please study air quality

Request to Speak Before McKinney City CouncilDate 6/22/2021(Print) Full Name STEVEN ANDERSONPhone 972-369-7966Address 5917 River Highlands DrCity McKinneyZip 75070Email LSAVARIS-ATT.10**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:
