

From: Charlotte Nelson
Sent: Monday, March 9, 2026 1:49 PM
To: Jacob Bennett
Cc: Contact-Planning
Subject: FW: Online Form Submittal: Citizen Comments

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, March 9, 2026 9:56 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Online Form Submittal: Citizen Comments

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Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 3/10/2026

My public comments are for an item ON the Agenda

Agenda Item # ZONE2025-0131

Support or Oppose Agenda Item? Oppose

Public Comments

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

- Provide statements of fact regarding the topic,
- Request the topic be included as part of a future meeting, and / or
- Refer the topic to city staff for further study, conclusion, or assistance.

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delivered to the City Council but not included in the meeting record.

Comments

Opposition Comment – REZONE #ZONE2025-0131

Residents respectfully request the City Council carefully evaluate the proposed rezoning under the standards of the McKinney Unified Development Code (UDC).

- UDC §203 – Zoning Procedures

Rezoning decisions must consider the impact on surrounding neighborhoods. Homes purchased under residential zoning should not face sudden compatibility conflicts.

- UDC §205 – Use Regulations

The proposed Planned Development may introduce commercial or entertainment uses that are not compatible with adjacent residential properties.

- UDC §206 – Development Standards

This section requires proper buffering, screening, landscaping, and parking design to protect nearby residential areas. Homes directly adjacent to the development may face noise, traffic, and privacy impacts if adequate standards are not enforced.

- UDC Article 6 – Exterior Lighting & City Code Chapter 58

Commercial lighting must be shielded to prevent glare and spillover onto neighboring properties.

Residents request that the Council delay approval of REZONE #ZONE2025-0131 until compatibility with nearby residential homes, traffic circulation, lighting impacts, and buffering requirements are clearly addressed in compliance with the Unified Development Code.

First Name

VENKATESH

Last Name

GADUPUTI

Address 1

5505 DEMI SEC DR

Address 2

Field not completed.

City

MCKINNEY

From: Charlotte Nelson
Sent: Monday, March 9, 2026 3:15 PM
To: Jacob Bennett
Cc: Contact-Planning
Subject: FW: Online Form Submittal: Citizen Comments

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, March 9, 2026 2:43 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Online Form Submittal: Citizen Comments

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Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 3/9/2026

My public comments are for an item ON the Agenda

Agenda Item # #zone2025-0131

Support or Oppose Agenda Item? Oppose

Public Comments

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Comments	Key Points: Noise from visitors, music, announcements, car doors, and parking lot activity Bright lighting causing light pollution and disturbing privacy Increased traffic and pedestrian safety concerns Construction impacts: dust, vibration, truck traffic Responsibility for any damage to homes, fences, driveways, or utilities Request for solid 8–10 ft concrete wall plus dense evergreen shrubs for year-round privacy and noise reduction Proper mitigation measures for operating hours, drainage, and safety. If the developer and city do not implement sufficient mitigation measures, I respectfully oppose the project
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First Name	Priyadarshini
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Last Name	Krishnagiri seran
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Address 1	5721 Demi Sec Dr
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Address 2	<i>Field not completed.</i>
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City	Mckinney
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State	TEXAS
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Zip	75070
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From: Charlotte Nelson
Sent: Tuesday, March 10, 2026 8:54 AM
To: Jacob Bennett
Cc: Contact-Planning
Subject: FW: Online Form Submittal: Citizen Comments

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, March 10, 2026 8:46 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Online Form Submittal: Citizen Comments

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Citizen Comments

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Date of Meeting: 3/10/2026

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Agenda Item # ZONE2025-0131

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I am a neighboring homeowner whose backyard directly shares the property line with the proposed Canon Beach development. While I support responsible growth in McKinney, I am concerned about the compatibility of a large-scale waterpark and mixed-use commercial project immediately adjacent to existing residential homes.

Current plans indicate waterpark mechanical equipment may be located approximately 56 feet from the residential property line. Pumps, filtration systems, and ventilation equipment can operate continuously and generate significant noise. Under McKinney zoning ordinance Section 146-134, developments must meet noise limits at the residential property line. I respectfully request that the City require a professional acoustic study demonstrating compliance with these limits and require mitigation such as acoustic enclosures or sound barriers if needed.

Outdoor amplified sound systems, announcements, or music could also create significant impacts for adjacent homes. Any such systems should comply with property-line noise limits and be oriented away from nearby residences.

Because this project represents a high-intensity recreational use directly adjacent to residential property, additional buffering and lighting controls should also be considered to protect neighboring homes.

First Name

Dustin

Last Name

Lewis

Address 1

5813 Fuder Drive

Address 2

Field not completed.

City

McKinney

State

TX

Zip

75070

From: Charlotte Nelson
Sent: Tuesday, March 10, 2026 2:54 PM
To: Jacob Bennett
Cc: Contact-Planning
Subject: FW: Online Form Submittal: Citizen Comments

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, March 10, 2026 2:50 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
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Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 3/10/2026

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Comments

As a homeowner on Demi Sec Drive, I would like to thank the Commission for their work on McKinney's growth. We are excited about our city's future and humbly request that the following mindful protections be included in this development to ensure it is a wonderful neighbor to our residential community:

Security & Trespass Prevention: We kindly request that the developer implement proactive architectural steps, such as a high-quality masonry wall, to maintain the privacy of our neighborhood and prevent unauthorized trespass from the commercial site.

Mindful Lighting: To preserve the peaceful environment of our homes, we respectfully ask for 'Full Cutoff' LED fixtures and a photometric plan that ensures zero light spillover into residential backyards.

Noise Mitigation: We request that the developer conduct a thoughtful acoustical study to ensure that mechanical noise from the site remains within comfortable city limits for nearby families.

Traffic Flow: We humbly ask the City to work with the developer to ensure that increased activity at this corner does not lead to overflow traffic on our residential streets.

We believe these steps will make the project a great success for both the developer and the residents. Thank you for your time and consideration.

First Name

Sandeep

Last Name

Guttikonda

Address 1

5708 Demi Sec Dr

Address 2

Field not completed.

City

McKinney

State

TX

From: Charlotte Nelson
Sent: Tuesday, March 10, 2026 3:58 PM
To: Jacob Bennett
Cc: Contact-Planning
Subject: FW: Online Form Submittal: Citizen Comments

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, March 10, 2026 3:40 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
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Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 3/10/2026

My public comments are for an item NOT on the Agenda

I wish to comment about: *Field not completed.*

Public Comments

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I am homeowner and my backyard fence will be adjacent to the proposed Cannon Beach Surf Resort. I do have some comments on the propose development

- 1.Can lighting be shielded from residential properties?
- 2..Will there be a soundproof wall or barrier installed between the park and nearby homes to avoid the noise
3. Do we have any limitations on the sound decibel
4. How and when the property taxes are going to be affected becuase of the conversion of residential to commercial property

First Name	Sameer
Last Name	Mahajan
Address 1	5517 Demi Sec dr
Address 2	Govind garden chowk, Pimple Saudagar
City	Mckinney
State	TX
Zip	75070

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From: Charlotte Nelson
Sent: Tuesday, March 10, 2026 4:00 PM
To: Jacob Bennett
Cc: Contact-Planning
Subject: FW: Online Form Submittal: Citizen Comments

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, March 10, 2026 3:59 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Online Form Submittal: Citizen Comments

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Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 3/10/2026

My public comments are for an item ON the Agenda

Agenda Item # *Field not completed.*

Support or Oppose Agenda Item? Oppose

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Comments	We live just behind the proposed project and concerned on the noise and safety . Pls address on these . Also pls do not build huge walls like 10 feet behind our backyard which might put us in dark with less light and no visibility . Pls add sound barriers
First Name	Divya pradha
Last Name	Nagarajan
Address 1	5509 Demi sec dr
Address 2	<i>Field not completed.</i>
City	McKinney
State	Texas
Zip	75070

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