

From: Caitlyn Strickland
Sent: Friday, July 5, 2024 8:01 AM
To: Jacob Bennett
Subject: FW: Oppose re-zone of Virginia/Crutcher Crossing

Cait Strickland, AICP

Planning Manager (Development Review)

City of McKinney | Development Services Division
[221 N. Tennessee St.](#) | [McKinney, TX 75069](#)
phone 972.547.7404 | cstrickland@mckinneytexas.org

The City of McKinney recently amended and relocated its development regulations into a new Unified Development Code (UDC)! To learn more about the amendments or to view the new UDC, visit our website at www.mckinneytexas.org/udc

From: Kelly Bender
Sent: Thursday, July 4, 2024 2:39 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Oppose re-zone of Virginia/Crutcher Crossing

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

To whom it may concern,

Please consider this email a vote of opposition to the re-zoning request.

Among many other concerns, below are some of the main worries I have regarding the rezone.

Constant Activity: Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people.

Noise: Possible loud speakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily.

Traffic: Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may

also lead to an increase of accidents and pedestrian safety concerns. When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.

Parking: 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests.

Light Pollution: Light pollution from the expansive parking lot (note the site plans do not list light posts).

Loss of Privacy: Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans and have yet to submit any tree survey to the city.

Decreased Property Value: How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow? * Simply does not fit into a single family home area: There are no other buildings that are as tall or large as this projected one within many miles that have constant day and night activities. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

On a personal note, we have lived here 5 years and are beginning to outgrow our home - leading us to be in the house market in the next couple years. I adore the neighborhood, love the neighbors, and feel every aspect of this community exactly reflects what my husband and I want long term for our family. However, with the approved event center project on one of the two entry points to the neighborhood, it will become nearly impossible to get to my own home. As a result, should the re-zone be approved, it will force us (and many others) to seek another neighborhood for a long term home for my young family.

Please keep this in mind.

Thanks,
Kelly Bender

From: Caitlyn Strickland
Sent: Friday, July 5, 2024 1:07 PM
To: Jacob Bennett
Subject: FW: Zoning Issues

Cait Strickland, AICP

Planning Manager (Development Review)

City of McKinney | Development Services Division
[221 N. Tennessee St.](#) | [McKinney, TX 75069](#)
phone 972.547.7404 | cstrickland@mckinneytexas.org

The City of McKinney recently amended and relocated its development regulations into a new Unified Development Code (UDC)! To learn more about the amendments or to view the new UDC, visit our website at www.mckinneytexas.org/udc

From: Tiffany Nayar
Sent: Friday, July 5, 2024 12:44 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Zoning Issues

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Hello!

Please do not rezone this area next to Legends of Mckinney. This is not the place for a mega-anything!

These are specific concerns:

Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.

* Parking: 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests.

* Light Pollution: Light pollution from the expansive parking lot (note the site plans do not list light posts).

* Loss of Privacy: Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural

buffer between the homes and along Crutcher according to site plans and has yet to submit any tree survey to the city.

* Decreased Property Value: How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?

* Simply does not fit into a single family home area: There are no other buildings that are as tall or large as this projected one is within many miles. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

From: Caitlyn Strickland
Sent: Friday, July 5, 2024 2:07 PM
To: Jacob Bennett
Subject: FW: new building

Cait Strickland, AICP

Planning Manager (Development Review)

City of McKinney | Development Services Division
[221 N. Tennessee St.](#) | [McKinney, TX 75069](#)
phone 972.547.7404 | cstrickland@mckinneytexas.org

The City of McKinney recently amended and relocated its development regulations into a new Unified Development Code (UDC)! To learn more about the amendments or to view the new UDC, visit our website at www.mckinneytexas.org/udc

From: Jennifer Gray
Sent: Friday, July 5, 2024 2:07 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: new building

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

To whom it may concern,

I share all of the same opinions as everyone who is opposing the expansion of this mosque. These ideas include the following...

Constant Activity: Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people.

* **Noise:** Possible loud speakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily.

* **Traffic:** Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our current normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. *When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.*

* **Parking:** 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests.

* **Light Pollution:** Light pollution from the expansive parking lot (note the site plans do not list light posts).

* **Loss of Privacy:** Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans *and have yet to submit any tree survey to the city.*

* **Decreased Property Value:** How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?

* **Simply does not fit into a single family home area:** There are no other buildings that are as tall and large as this projected one within many miles that have constant day and night activities with hundreds of cars coming and going throughout every day. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

Thank you for helping us preserve home values and quality of life.

From: Caitlyn Strickland
Sent: Friday, July 5, 2024 2:24 PM
To: Jacob Bennett
Subject: FW: Oppose

Cait Strickland, AICP
Planning Manager (Development Review)

City of McKinney | Development Services Division
221 N. Tennessee St. | McKinney, TX 75069 phone 972.547.7404 | cstrickland@mckinneytexas.org

The City of McKinney recently amended and relocated its development regulations into a new Unified Development Code (UDC)! To learn more about the amendments or to view the new UDC, visit our website at www.mckinneytexas.org/udc

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

From: Joshua Dominguez
Sent: Friday, July 5, 2024 2:20 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Oppose

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

As a current homeowner i oppose due to increased traffic and noise

From: Caitlyn Strickland
Sent: Friday, July 5, 2024 2:24 PM
To: Jacob Bennett
Subject: FW: The Mckinney Islamic Society Mosque

Cait Strickland, AICP

Planning Manager (Development Review)

City of McKinney | Development Services Division
[221 N. Tennessee St.](#) | [McKinney, TX 75069](#)
phone 972.547.7404 | cstrickland@mckinneytexas.org

The City of McKinney recently amended and relocated its development regulations into a new Unified Development Code (UDC)! To learn more about the amendments or to view the new UDC, visit our website at www.mckinneytexas.org/udc

From: moshe Geller
Sent: Friday, July 5, 2024 2:22 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: The Mckinney Islamic Society Mosque

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

to
Planning and Zoning Commission
Address: 222 N. Tennessee St. McKinney, Texas 75069

Re: The Mckinney Islamic Society Mosque

Please consider - this Mosque **Simply does not fit into a single family home area:** There are no other buildings that are as tall and large as this projected one within many miles that have constant day and night activities with hundreds of cars coming and going throughout every day. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

thanks,
Moshe

From: Caitlyn Strickland
Sent: Friday, July 5, 2024 2:30 PM
To: Jacob Bennett
Subject: FW: Item number 2024-0048Z The future of Stone Brook Crossing Neighborhood vs. The Mckinney Islamic Association Mosque
Attachments: [Capture+_2024-07-05-14-11-32~2.png](#); [Capture+_2024-07-05-14-11-24~2.png](#); [Capture+_2024-07-05-14-11-41~3.png](#); [Capture+_2024-07-05-14-11-12.png](#)

Cait Strickland, AICP

Planning Manager (Development Review)

City of McKinney | Development Services Division
[221 N. Tennessee St.](#) | [McKinney, TX 75069](#)
phone 972.547.7404 | cstrickland@mckinneytexas.org

The City of McKinney recently amended and relocated its development regulations into a new Unified Development Code (UDC)! To learn more about the amendments or to view the new UDC, visit our website at www.mckinneytexas.org/udc

From: Mrs. Imboden
Sent: Friday, July 5, 2024 2:29 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Cc: Imboden, Mike <Drimboden@yahoo.com>
Subject: Item number 2024-0048Z The future of Stone Brook Crossing Neighborhood vs. The Mckinney Islamic Association Mosque

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Dear Representatives,

My husband and I have been residents of Stone Brook Crossing in McKinney since 2006,; when he opened up his dental practice.

We chose McKinney specifically because of the trees, landscapes, and the WAY the city HAD incorporated its natural landscapes into its plan of growth.

At the time, McKinney had fairly decent ordinances on new buildings & architecture that was allowed, in order to protect its beauty and appeal.

We have all, by now, definitely seen plenty of growth.

Our neighborhoods are thriving. Our home values are up and our property taxes are generously being paid.

This will all end, for not just one, but three...
of McKinney's adjacent neighborhoods surrounding this proposed , MEGA Mosque.

Our property values are going to TANK.

We are already going to have to endure the heavy traffic, noise, and additional interference from the proposed Event Center on the corner of Virginia & Lake Forrest.

Now there is the possibility that citizens & residents will have to endure the horrendous traffic, and nuisances that this will specifically cause to our neighborhood.

This Mosque will be open & holding services daily. In addition to whatever else is scheduled on Holidays & weekends.

There will be NO respite for our quiet neighborhood streets from congestion.

They held a ground breaking this past spring & were parking on ALL of our neighborhood streets.

They took up private parking spots at our Amenity center.

It was ridiculous.

There proposed plans are ridiculous.

They want to tear out any barrier trees & put in a facility that is WAY to large for that area, with WAY to little parking.

We are not opposed to a religious facility.

We ARE opposed to something that is not aesthetically coordinated with the other buildings close by.

We ARE opposed to congesting our neighborhood streets.

We ARE opposed to the daily light and noise pollution.

We ARE opposed to the loss of value to our homes.

We would LOVE it, if our city representatives actually voted on the side of the neighborhoods, for once.

*Attached are street photos of all of the parking congestion on our streets from the "ground breaking" event this past spring.

Thanks,
Dr.& Mrs. Mike Imboden

From: Caitlyn Strickland
Sent: Friday, July 5, 2024 2:32 PM
To: Jacob Bennett
Subject: FW: 2024-0048Z

Cait Strickland, AICP

Planning Manager (Development Review)

City of McKinney | Development Services Division
[221 N. Tennessee St.](#) | [McKinney, TX 75069](#)
phone 972.547.7404 | cstrickland@mckinneytexas.org

The City of McKinney recently amended and relocated its development regulations into a new Unified Development Code (UDC)! To learn more about the amendments or to view the new UDC, visit our website at www.mckinneytexas.org/udc

From: Tracy Younker
Sent: Friday, July 5, 2024 2:31 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Meeting: Tuesday 7/9/24
6pm
Planning and Zoning Commission
Address: [222 N. Tennessee St. McKinney, Texas 75069](#)
On the agenda: Item number 2024-0048Z

I am a homeowner in the Stone Brooke Crossing development off of Virginia parkway. I am writing to provide my concerns regarding the building of a mosque at the entrance to this neighborhood. The following are a few of my major concerns. I am not the homeowner with these same concerns.

- * **Constant Activity:** Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people.
- * **Noise:** Possible loud speakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily.
- * **Traffic:** Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our current normal

traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. *When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.*

* **Parking:** 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests.

* **Light Pollution:** Light pollution from the expansive parking lot (note the site plans do not list light posts).

* **Loss of Privacy:** Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans *and have yet to submit any tree survey to the city.*

* **Decreased Property Value:** How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?

* **Simply does not fit into a single family home area:** There are no other buildings that are as tall and large as this projected one within many miles that have constant day and night activities with hundreds of cars coming and going throughout every day. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

Please take these concerns into consideration and do not change the zoning for this area.

Thank you!

Tracy Younker.

From: Caitlyn Strickland
Sent: Friday, July 5, 2024 2:48 PM
To: Jacob Bennett
Subject: FW: Agenda: Item number 2024-0048Z - Against Proposed Change

Cait Strickland, AICP

Planning Manager (Development Review)

City of McKinney | Development Services Division
[221 N. Tennessee St.](#) | [McKinney, TX 75069](#)
phone 972.547.7404 | cstrickland@mckinneytexas.org

The City of McKinney recently amended and relocated its development regulations into a new Unified Development Code (UDC)! To learn more about the amendments or to view the new UDC, visit our website at www.mckinneytexas.org/udc

From:
Sent: Friday, July 5, 2024 2:46 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Agenda: Item number 2024-0048Z - Against Proposed Change

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

I would like to register my opposition to the proposed zoning change on the Planned Development zoning at the SE corner of Virginia Parkway and Crutcher Crossing. I live in the adjacent Stonebrook Crossing neighborhood. I oppose the change for a number of reasons.

1) traffic and parking. A large building with a capacity of 3000 people and 300 parking spaces is a plan for severe congestion and overflow parking into the quiet neighborhood. This WILL create significant parking issues if users of the facility exceed the 300 spaces. People will inevitably park in the community neighborhood.

2) noise. This is a quite residential neighborhood. The traffic will create noise and impact the existing community. In addition, the possible use of outside loudspeakers would VERY seriously impact the existing community right to use their property.

I am adamantly opposed to this proposed zoning change. If the facility is smaller, has adequate parking and is not allowed to have external speakers; it would better fit into the community. I request that the board deny this proposed change.

Roger Sanders

313 S Village Dr
McKinney, TX 750732

From: Caitlyn Strickland
Sent: Friday, July 5, 2024 2:48 PM
To: Jacob Bennett
Subject: FW: Opposition to Rezone Request and Mega Islamic Mosque addition

Cait Strickland, AICP
Planning Manager (Development Review)

City of McKinney | Development Services Division
221 N. Tennessee St. | McKinney, TX 75069 phone 972.547.7404 | cstrickland@mckinneytexas.org

The City of McKinney recently amended and relocated its development regulations into a new Unified Development Code (UDC)! To learn more about the amendments or to view the new UDC, visit our website at www.mckinneytexas.org/udc

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

From: Dawn Lewis
Sent: Friday, July 5, 2024 2:47 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Opposition to Rezone Request and Mega Islamic Mosque addition

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

I am sending this as a resident of a single dwelling home that resides in stone room crossing. I oppose a building of the size and traffic that would come along with that including any rezoning as the sea there on Virginia parkway is already heavy due to the location of our High School and just population growth over the last 4-5 years. The increase in traffics will make it more difficult for not only the residents here in stone room crossing but for guests employees and emergency vehicles entering and or exiting the neighborhood and the Legends senior assisted living care.
Sent from my iPhone

From: Caitlyn Strickland
Sent: Friday, July 5, 2024 2:50 PM
To: Jacob Bennett
Subject: FW: Concerns Regarding Proposed Rezoning for the Mckinney Islamic Society Mosque Construction

Cait Strickland, AICP

Planning Manager (Development Review)

City of McKinney | Development Services Division
[221 N. Tennessee St.](#) | [McKinney, TX 75069](#)
phone 972.547.7404 | cstrickland@mckinneytexas.org

The City of McKinney recently amended and relocated its development regulations into a new Unified Development Code (UDC)! To learn more about the amendments or to view the new UDC, visit our website at www.mckinneytexas.org/udc

From: Jacqui Zhou
Sent: Friday, July 5, 2024 2:49 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Concerns Regarding Proposed Rezoning for the Mckinney Islamic Society Mosque Construction

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Dear Members of the Planning and Zoning Commission,

I am writing to express my strong opposition to the proposed rezoning that would permit the construction of the Mckinney Islamic Society Mosque in our community. As a home owner in McKinney, I believe that this development raises several concerns that need to be addressed before any final decisions are made.

Key Concerns:

- **Constant Activity:** The proposed mosque, with a capacity for 3,000 people, will hold events daily, including large gatherings throughout each week and major holidays, disrupting the peace of our neighborhood.
- **Noise:** Potential loudspeakers and the noise from 300+ cars and up to 3,000 people coming and going daily will significantly impact our community.
- **Traffic:** Increased traffic jams along Virginia and Crutcher, especially during peak times, will worsen our current traffic issues and raise pedestrian safety concerns.

The builder has not adequately addressed parking needs, which will congest our streets and limit parking for residents and their guests.

- **Light Pollution:** The expansive parking lot will contribute to light pollution, affecting the nearby homes, especially since the site plans do not list light posts.
- **Loss of Privacy:** The removal of mature trees that currently provide a natural buffer will result in a loss of privacy for residents whose homes back up against the property.
- **Decreased Property Value:** The presence of a mega building at our main entrance, along with the associated issues, may lead to a drop in property values.
- **Incompatibility with the Neighborhood:** The proposed mosque does not fit into our single-family home area, which was rezoned in 2017 to allow mainly for single-family homes.

We urge the Planning and Zoning Commission to thoroughly evaluate the potential impacts of this rezoning on the community. This includes conducting comprehensive traffic and environmental studies, and holding public forums to ensure that all residents have an opportunity to voice their concerns and opinions. Transparency and community involvement are crucial in making decisions that affect the fabric of our neighborhood.

I urge the Commission to consider the long-term implications of this rezoning and to prioritize the well-being and quality of life of the current residents of McKinney. We must strive to find a balanced solution that respects the needs of all parties involved.

Thank you for your attention to this matter. I look forward to your response and to participating in further discussions on this important issue.

Sincerely,

Qiujun Moore

Owner of Property

803 Harvest Dr, McKinney, 75070

From: Caitlyn Strickland
Sent: Friday, July 5, 2024 2:48 PM
To: Jacob Bennett
Subject: FW: Opposition to Rezone Request and Mega Islamic Mosque addition

Cait Strickland, AICP
Planning Manager (Development Review)

City of McKinney | Development Services Division
221 N. Tennessee St. | McKinney, TX 75069 phone 972.547.7404 | cstrickland@mckinneytexas.org

The City of McKinney recently amended and relocated its development regulations into a new Unified Development Code (UDC)! To learn more about the amendments or to view the new UDC, visit our website at www.mckinneytexas.org/udc

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

From: Dawn Lewis
Sent: Friday, July 5, 2024 2:47 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Opposition to Rezone Request and Mega Islamic Mosque addition

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

I am sending this as a resident of a single dwelling home that resides in stone room crossing. I oppose a building of the size and traffic that would come along with that including any rezoning as the sea there on Virginia parkway is already heavy due to the location of our High School and just population growth over the last 4-5 years. The increase in traffics will make it more difficult for not only the residents here in stone room crossing but for guests employees and emergency vehicles entering and or exiting the neighborhood and the Legends senior assisted living care.
Sent from my iPhone

From: Caitlyn Strickland
Sent: Friday, July 5, 2024 3:56 PM
To: Jacob Bennett
Subject: FW: URGENT: Opposition to Rezone Request Item number 2024-0048Z

Cait Strickland, AICP

Planning Manager (Development Review)

City of McKinney | Development Services Division
[221 N. Tennessee St.](#) | [McKinney, TX 75069](#)
phone 972.547.7404 | cstrickland@mckinneytexas.org

The City of McKinney recently amended and relocated its development regulations into a new Unified Development Code (UDC)! To learn more about the amendments or to view the new UDC, visit our website at www.mckinneytexas.org/udc

From: Akash Singla
Sent: Friday, July 5, 2024 3:29 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: URGENT: Opposition to Rezone Request Item number 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Hello, I'm a resident of 5213 Geode Ln, McKinney, TX 75070, part of the neighborhood where a big mosque is being planned for construction.

Item number 2024-0048Z

My family and I strongly oppose this construction because it would be a negative asset to our overall community.

1. Religious buildings like Mosques create a lot of light and noise pollution.
2. Given the number of cars that would come in, the parking won't be enough, especially on the weekends and would create unnecessary congestion for surrounding communities.
3. Our property value would be negatively impacted by having a big structure like a mosque in the neighborhood.

Please STOP re-zoning for such a structure in our neighborhood.

Thanks & Regards
Akash Singla

m.:+1(614)370-9944

From: Caitlyn Strickland
Sent: Friday, July 5, 2024 3:56 PM
To: Jacob Bennett
Subject: FW: McKinney Islamic Society Mosque -Opposition to Zoning Change (Corner of Virginia at Crutcher Crossing)

Cait Strickland, AICP

Planning Manager (Development Review)

City of McKinney | Development Services Division
[221 N. Tennessee St.](#) | [McKinney, TX 75069](#)
phone 972.547.7404 | cstrickland@mckinneytexas.org

The City of McKinney recently amended and relocated its development regulations into a new Unified Development Code (UDC)! To learn more about the amendments or to view the new UDC, visit our website at www.mckinneytexas.org/udc

From: Dena Simpson
Sent: Friday, July 5, 2024 3:33 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Cc: cyanguy@sbcglobal.net
Subject: McKinney Islamic Society Mosque -Opposition to Zoning Change (Corner of Virginia at Crutcher Crossing)

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

To the Planning and Zoning Commission,

This is a request to stop the rezoning of the plot of land at the corner of Virginia and Crutcher Crossing. The McKinney Islamic Society's request of placing a building of 45,000 square feet and 45 feet tall should be declined. This area is too small to accommodate any establishment of that size.

Below are our concerns with venue size:

1. Stonebrook Crossing only has two entrances into the neighborhood. Three hundred cars could be in and out of the venue parking lot several times per day. This will clog the only two entrances into and out of our neighborhood causing traffic jams.
2. The new Event Center planned for the East side of Village at the SW corner of Virginia, less than a half mile away, will add additional traffic into our neighborhood.
3. Increased traffic, from both venues, will lead to an increased number of accidents and pedestrian safety concerns.

4. Overflow parking would have to be on the only two streets into and out of our neighborhood, or in The Legends parking lot.
5. There will be increased noise and light pollution for the homes backing up to the venue.
6. There will no longer be a natural barrier between us and Virginia.
7. Our property values are sure to decline.

We purchased our home in this neighborhood believing that venues of this size could not fit on that little parcel of land. We have lived here since 2001 and love our little community and hate to see it decline in value and charm.

Please don't change the zone for this property. Thank you for your consideration.

Sincerely,

Guy and Dena Simpson
5212 Stoney Trail
McKinney, TX 75072
Cells: 214-500-2665 or 214-733-0465

From: Caitlyn Strickland
Sent: Friday, July 5, 2024 3:56 PM
To: Jacob Bennett
Subject: FW: Item number 2024-0048Z

Cait Strickland, AICP

Planning Manager (Development Review)

City of McKinney | Development Services Division
[221 N. Tennessee St.](#) | [McKinney, TX 75069](#)
phone 972.547.7404 | cstrickland@mckinneytexas.org

The City of McKinney recently amended and relocated its development regulations into a new Unified Development Code (UDC)! To learn more about the amendments or to view the new UDC, visit our website at www.mckinneytexas.org/udc

From: VICTORIA ROSS
Sent: Friday, July 5, 2024 3:20 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Item number 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Planning and Zoning Commission,

We are 20+ year residents of the Stonebrook Crossing community and are more than concerned and completely oppose the proposal for rezoning the property at Crutcher Crossing and Virginia. This change will create conditions for residents of Stonebook Crossing that are far from acceptable. Our streets will be used for overflow parking making it impossible for fire and emergency vehicle traffic to access our homes when needed. The loss of privacy provided by the wooded space on the North side of SBC subject to removal needs to be maintained as is. The noise and additional traffic expected will be intrusive to our neighborhood. We oppose this zoning change to maintain our privacy and tranquility of our families and children.

Thank you for your immediate attention.

Regards,

Michael and Victoria Ross

From: Caitlyn Strickland
Sent: Friday, July 5, 2024 3:56 PM
To: Jacob Bennett
Subject: FW: Zone 2024-0048Z

Cait Strickland, AICP
Planning Manager (Development Review)

City of McKinney | Development Services Division
221 N. Tennessee St. | McKinney, TX 75069 phone 972.547.7404 | cstrickland@mckinneytexas.org

The City of McKinney recently amended and relocated its development regulations into a new Unified Development Code (UDC)! To learn more about the amendments or to view the new UDC, visit our website at www.mckinneytexas.org/udc

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

From: Robert
Sent: Friday, July 5, 2024 3:18 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Zone 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

I am writing you in regards to the preposed rezoning for the mega mosque that's proposed for the corner of Virginia and Crutcher Crossing.

As a homeowner in the Stone Brooke Crossing neighborhood, I strongly appose rezoning this corner to allow such a large and busy building in a single family residential community. There are no other buildings that are as tall and large as this projected one within many miles, that have constant day and night activities, with hundreds of cars coming and going throughout every day.

It is a terrible idea and will impact the lives of the hundreds of people living in our community with the noise and traffic congestion.

Sincerely,
Robert Pittana
5209 Arrowhead Way
McKinney TX 75072

From: Caitlyn Strickland
Sent: Friday, July 5, 2024 3:58 PM
To: Jacob Bennett
Subject: FW: Item number 2024-0048Z

Cait Strickland, AICP

Planning Manager (Development Review)

City of McKinney | Development Services Division
[221 N. Tennessee St.](#) | [McKinney, TX 75069](#)
phone 972.547.7404 | cstrickland@mckinneytexas.org

The City of McKinney recently amended and relocated its development regulations into a new Unified Development Code (UDC)! To learn more about the amendments or to view the new UDC, visit our website at www.mckinneytexas.org/udc

From: Rob Thompson
Sent: Friday, July 5, 2024 3:57 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Item number 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Greetings Board Members,

I am writing this message to express our concerns and opposition to the proposed zoning changes regarding 2024-0048Z. From what we have gleaned from the published documents, the property owner (McKinney Islamic Association) is requesting after-the-fact that City Planning to rezone the plot of land to accommodate a building up to 45,000 square feet and 45 feet tall. The current zoning allows 15,000 square feet maximum per building and 35 feet tall maximum.

A facility of this proposed size is not appropriate for a single family home residential area, and would be more suited to a parcel of land near 121, with more open space and easy access for traffic. The problems their current request will cause for the residents of Stonebrook Crossing and the adjacent senior living center are as follows:

Traffic: Per the published documentation, the owner is proposing a 3000 person capacity facility with only 300 parking spaces. Simple math indicates that this will cause continuing parking problems on the adjacent side streets and likely the senior center. 300+ vehicles

entering and exiting the facility at up to 5 times a day will inevitably cause traffic jams along Virginia Parkway and Crutcher Crossing, as well the possible danger to pedestrians (children walking to the nearby high school, runners, cyclists, and the senior citizens who frequently stroll that area). The plans also show an additional exit directly onto Virginia Parkway, which without a turn lane and clear observation will eventually cause a vehicle accident being so close to the traffic light at Virginia and Crutcher. This traffic problem will be further exacerbated by the future traffic from the already approved Event Center at Virginia and Lake Forest.

Disruption to the residential area: Activities associated with a large building that holds events at multiple times every day, including other large gatherings throughout each week and for major holidays would be tremendously disruptive to a residential neighborhood. Plans currently state the building will have capacity for 3,000 people. Beyond the traffic, there are concerns for the light pollution from the expansive 300 space parking lot, and the noise that comes with 300+ cars and up to 3,000 people coming and going daily. While this “Islamic Association” facility appears to also be proposed as a mosque, we can anticipate that at some point the landowners may seek to install loud speakers on outside of building to broadcast the “call to prayer” five times per day, starting at 5am and ending after 10pm.

Decreased Property Values: As our local City Planners, we would hope that you would be looking out for McKinney residents best interest, and make decisions that keep McKinney a great place to live. By placing an outsized, noisy facility at the entrance to a once-peaceful single family residential area, how will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?

To summarize, a 40,000 square foot + facility with a 300 space parking footprint and up to 3000 visitors daily is more suited to an area zoned commercial or industrial. The proposed changes would likely have a devastating effect on this residential area.

Regards,
Lieutenant Colonel and Mrs. Robert A. Thompson
US Army (Retired)
5500 Broken Bend Dr
McKinney 75072
469-534-5609

From: Caitlyn Strickland
Sent: Friday, July 5, 2024 3:59 PM
To: Jacob Bennett
Subject: FW: Zoning Change #2024-0048Z

Cait Strickland, AICP
Planning Manager (Development Review)

City of McKinney | Development Services Division
221 N. Tennessee St. | McKinney, TX 75069 phone 972.547.7404 | cstrickland@mckinneytexas.org

The City of McKinney recently amended and relocated its development regulations into a new Unified Development Code (UDC)! To learn more about the amendments or to view the new UDC, visit our website at www.mckinneytexas.org/udc

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

From: JoAnne Isotti
Sent: Wednesday, July 3, 2024 4:19 PM
To: Planning <Planning@mckinneytexas.org>
Cc: JoAnne Isotti
Subject: Zoning Change #2024-0048Z

Dear Planning and Council Members:

Kindly give this letter your attention. My husband and myself have lived in StoneBrooke Crossing for 24 years.

I am writing in regards to the above referenced property on the southeast corner of Virginia Parkway and Crutcher Crossing. I am opposed to the proposed structure and am very concerned about traffic congestion and safety issues. My major concerns are as follows:

1) StoneBrooke only has two streets which allow us to enter/exit SBC, which are Village and Crutcher Crossing. There is already a large event center planned for construction on the nearby Virginia Parkway and Lake Forest south west intersection. This will no doubt place a burden on Village as well, since it is adjacent to the event center. However, it will also place a burden on Crutcher Crossing because that is where the traffic light is located which will enable west bound patrons of the center to exit safely and conveniently. (Village intersects with Crutcher Crossing as well, so patrons will go through the neighborhood.)

2) On top of this, another heavy traffic facility is planned which is referenced above at the south east intersection of Virginia and Crutcher Crossing. This facility will no doubt back up traffic for the SBC residents, the adjacent assisted living facility and the event center traffic.

3) Note that Village and Crutcher have opposite streets in the development on the north side of VA Pkwy. Their development uses our traffic light as well. We would have traffic back ups on both sides.

Keep in mind that there is not much distance between the Crutcher traffic light and the VA Pkwy/Lake Forest intersection.

4) Just north of the Virginia and Lake Forest intersection is McKinney Boyd High School. It is a large school with young/and parent drivers, buses, along with pedestrians, including young students. I've seen Virginia Pkwy backed up at school sessions. Also, I've seen very young children walk home from nearby Dowell Middle School and even younger students from Glen Oaks Elementary. PLEASE NOTE that some Dowell Middle School parents come into our development to pick up their children from behind the school rather than wait on the line in front of the school, which adds to the traffic burden on our development as it is.

5) Bicycle groups use Virginia and Lake Forest, besides regular bicycle and pedestrian activity.

6) There needs to be significant road clearance for emergency vehicles leading up to the Virginia/Lake Forest intersection. We have assisted living facilities and firehouse on Virginia, and it is a main thoroughfare to Baylor, Scott and White Hospital.

In conclusion, the location of this property would best be used for gentle traffic such as doctor or dental office, or the like. Not a property where everyone leaves at the same time. A proper traffic study should be done. It places too much burden on the SBC residents and the surrounding main roads.

Sincerely,
JoAnne Isotti
5501 Crystal Court
McKinney, TX 75072
972-345-5290

Sent from my iPad

From: Caitlyn Strickland
Sent: Friday, July 5, 2024 3:59 PM
To: Jacob Bennett
Subject: FW: Not agree this rezoning

Cait Strickland, AICP

Planning Manager (Development Review)

City of McKinney | Development Services Division
[221 N. Tennessee St.](#) | [McKinney, TX 75069](#)
phone 972.547.7404 | cstrickland@mckinneytexas.org

The City of McKinney recently amended and relocated its development regulations into a new Unified Development Code (UDC)! To learn more about the amendments or to view the new UDC, visit our website at www.mckinneytexas.org/udc

From: yimiao he
Sent: Friday, July 5, 2024 3:13 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Not agree this rezoning

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Hello
We as owner of property 700 charlotte dr. 75071
Do not agree this purposal of rezone !!!

Thanks

From: Amy Anders
Sent: Sunday, July 7, 2024 9:05 PM
To: Contact-Planning
Subject: Case No. 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Dear Planning and Zoning Commission,

I am contacting you in regards to the rezoning of the plot of land on the southeast corner of Crutcher Crossing and Virginia Parkway. My biggest concern is the increase in traffic that building a mosque of the proposed size will cause.

Crutcher Crossing is the main entrance for the Stone Brooke Crossing neighborhood. While we have a second entrance on North Village Drive, this entrance really only provides access to 3 streets, which is only about 18% of our community. (But with the Tivona Event Center that is scheduled to be built there in the near future, this will cause an increase in traffic at that entrance.) Everyone else in our community, which is 336 households, has to go on to Crutcher Crossing in order to come and go from their home.

The intersection of Crutcher Crossing and Virginia Parkway is already very busy. Busy enough that the city recognized it needed a traffic light at the intersection and installed one in 2017. (Which we are very thankful for!)

In October of 2021, three McKinney Boyd cross country runners were struck by a vehicle at that intersection. The runners were in the crosswalk, wearing appropriate vests and had the right of way. The vehicle failed to yield to the pedestrians.

Not only is there a lot of vehicle traffic in this intersection. We have several high schoolers who walk to and from McKinney Boyd every day. These high schoolers cross Virginia Parkway every morning and afternoon when walking to and from school.

According to the McKinney Islamic Association's (MIA) website, they are wanting to build a building of approximately 40,000 square ft to accommodate 3,000 people. However they only plan to have 300 parking lots. If the building was ever at capacity, it would mean every 10 people would have to carpool in one car together in order for everyone to have a parking spot. The average car does not hold 10 passengers. 300 parking spots is not enough parking spots available for a building of that size. Thus, cars will be parked up and down Crutcher Crossing, our community's "Main Street."

MIA holds multiple prayer services throughout the day, plus various classes for their members. Prayer times change throughout the year and are determined by the position of the sun in the sky. So some of these prayer services may coincide with the start time and end time of McKinney Boyd High School. The added traffic from the mosque will be unsafe for our high school walkers. If you allow them to build this size of building, what will you do to help keep them safe?

McKinney is “unique by nature”. If I wanted to live in an overdeveloped suburb, I would move to Frisco. I enjoy the less crowded, more spacious McKinney. I enjoy seeing all the greenery near my neighborhood entrance. Not to mention the beautiful colors that the trees change during the Fall. Please help preserve some of the “nature” that makes McKinney so unique.

Thank you for taking the time to read my letter and hear my concerns.

Amy Anders

From: Donna Sanders
Sent: Sunday, July 7, 2024 8:08 PM
To: Contact-Planning
Subject: Zoning changes

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

As a resident of the Stonebrook Crossing neighborhood, I would like to voice a strong no to zoning changes proposed for the new construction being built on the corner of Crutcher's Crossing and Virginia. Having a mosque there of over 45,000 square feet with a capacity for 3,000 people and 300 parking spaces will be overwhelming for our area. I would anticipate traffic on days of services would make it impossible to access our neighborhood; through traffic and outside parking on our streets would also be a real concern. Such a large construction is not suitable for a smaller parcel of land abutting a quiet neighborhood.

Thank you for your careful consideration.

Donna Sanders
Sent from my iPhone

From: David Nobles
Sent: Sunday, July 7, 2024 8:01 PM
To: Contact-Planning
Subject: McKinney Islamic Association on Virginia and Crutcher Crossing

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Dear Sirs,

My name is David Nobles and I live at 5408 Broken Bend Dr. in Stonebrooke Crossing neighborhood. I oppose the McKinney Islamic Association re-zoning/building plan.

My chief concern is traffic and parking. The proposed building—which is three times as large as current zoning allows—is designed for 3,000 people. Even if only 1000 show up for an event, with only 300 parking spaces in the plan there will be cars all over our neighborhood. They will take up the 20 or so spots in the neighborhood pool and park area first, then they will line the streets. My house is four blocks away, and it would not surprise me to see cars on my street. The close streets will be severely affected. This should not be allowed.

Crutcher Crossing, the main street coming into our neighborhood, will see the brunt of this. The street is widest where it intersects with Virginia Parkway. Once it gets into the neighborhood it narrows and is then like most streets in the area, only wide enough for three cars. If cars park on both sides of the street, there is only 1 travel lane. This is not safe for anyone.

This is a quiet neighborhood. I like to walk the area and do so several times a week. Many of my neighbors do the same. Adding hundreds of cars to the mix on our streets is going to cause congestion and safety problems.

My second biggest concern is noise. Noise will come from the increased traffic, but also I'm sure they will want to broadcast the call to prayer on outside loudspeakers, starting at dawn and ending after sunset. This will be heard all over the neighborhood. I oppose this noise. As I understand it they do this five times a day, every day. This will absolutely affect the property value of every home in this

neighborhood—not because of any religious implication, that has nothing to do with it—it is simply the constant repetition of the same sound 35 times a week. It will take a special buyer to decide to buy that noise along with their home.

I am glad I live in America, where everyone can worship as they choose. I fully support everyone's right to choose to worship, or not, as they desire. I also think zoning laws are a good thing. As planned, the parking situation on site is woefully inadequate and will lead to problems in my neighborhood. As planned, the use of outdoor loudspeakers multiple times every day will drastically affect current property owners in the enjoyment of their property.

This is not the place to build this project.

For these reasons and others I oppose the project as planned. I support the Islamic Association building a 15,000 square foot facility with adequate on-site parking and with no outside loudspeakers.

David Nobles
5408 Broken Bend Dr.
432-638-0161

Confidentiality Warning: This message and any attachments are intended only for the use of the intended recipient(s), are confidential, and may be privileged. If you are not the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of all or any portion of this message and any attachments is strictly prohibited. If you are not the intended recipient, please notify the sender immediately by return e-mail, and delete this message and any attachments from your system.

From: ailee Chang
Sent: Sunday, July 7, 2024 7:36 PM
To: Contact-Planning
Subject: Item # 2024-00482

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Ailee Chang
7801 Rancho De La Osa Trl
McKinney, TX 75070
aileechang88@gmail.com
214-392-4662
July 7th, 2024

City of McKinney Planning Department
Attention: Rezoning Protests
McKinney, TX
contact-planning@mckinneytexas.org

Dear Planning Department,

I am writing to express my strong opposition to the proposed rezoning for the construction of a 45,000 square foot mosque at the intersection of Custer and Virginia in McKinney.

While I respect the rights of all religious groups to have places of worship, I am deeply concerned about the multiple adverse impacts this project will have on our community. Specifically, I believe that the construction and operation of such a large facility will lead to significant increases in traffic congestion, noise pollution, and light pollution, which will severely affect the quality of life for residents in the surrounding areas.

Traffic Congestion: The intersection of Custer and Virginia is already a busy area, and the addition of a large mosque will undoubtedly exacerbate traffic problems. The influx of visitors, especially during peak worship times, will lead to longer commute times, increased risk of accidents, and overall congestion that will disrupt daily activities for residents.

Noise Pollution: A facility of this size will generate considerable noise from both construction activities and the regular operation of the mosque. This will disturb the peace that residents currently enjoy, particularly those who live close to the proposed site.

Light Pollution: The mosque will likely require substantial outdoor lighting for safety and

security purposes. This additional lighting will contribute to light pollution, affecting the natural nighttime environment and the comfort of nearby residents.

In light of these concerns, I urge the Planning Department to reconsider the proposed rezoning and seek alternative locations that would have less impact on residential areas. It is crucial to preserve the well-being and quality of life for the residents of McKinney.

Thank you for considering my objections. I hope that the City of McKinney will make a decision that takes into account the concerns of its residents and the long-term effects on our community.

Sincerely,

Ailee Chang

From: Margaret Nobles
Sent: Sunday, July 7, 2024 6:23 PM
To: Contact-Planning
Subject: Planning and Zoning Commission Item 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Planning and Zoning Commission
Item number 2024-0048Z

Re: McKinney Islamic Society Mosque

Margaret Nobles
5408 Broken Bend Dr.
McKinney, TX 75072
Stonebrook Crossing resident

Our neighborhood is a quiet modest neighborhood with families of all ages. You will often see people out walking for exercise or activities with their young children. We have many kids who ride bikes or play basketball or who walk to the nearby middle school and high school.

I am strongly opposed to the rezoning of the land that is on Virginia and Crutcher Crossing.

For all practical purposes we have one main entrance into and out of our neighborhood and it is at this very corner. This corner has a traffic light which allows safe access to Virginia Pkwy. The other entrance is Village Dr and does not have a traffic light, passes in between homes and empties on to Crutcher Crossing. I do not use this entrance because part of it is a narrower street and entering/exiting Virginia parkway is not as safe because of the lack of a traffic light. Adding a highly used facility that will accommodate 3,000 people with 300 parking spots will greatly increase the traffic at both street entrances but primarily at the Crutcher Crossing entrance.

In discussing 300 parking spots, it seems strange to me that this is even a consideration. It seems like common sense that in a city the size of McKinney a

structure that accommodates 3,000 people would have to have more parking. It is natural for the residents of our neighborhood to be very concerned that cars will be parked up and down our streets and at our neighborhood park and pool. Our residents have the occasional get togethers with guests. At those times with the extra cars parked on the streets, navigating the street with the decrease in visibility is difficult. But we tolerate that because it is only occasional. The mosque or any house of worship has a consistent and busy schedule. There is not room to safely accommodate any overflow parking in our neighborhood.

At the Crutcher Crossing and Virginia intersection there is also a senior living center with memory care. At a facility like this there is the inevitable need for emergency vehicles to come and assist. They must have clear access to not only our neighborhood but also to this facility or the mosque itself. Cars must not park on Crutcher Crossing.

Another reason that I am so opposed to this is the proposed increased size. This land is currently zoned for a max of a 15,000 square foot structure with a height of 35 feet. The proposed increase is 45,000 square feet with a height of 45 feet!! Aesthetically this does not fit at this corner, nor in any area that is primarily single family homes like ours. It will tower over the houses on Stone Brooke Crossing road. This is a massive invasion of privacy for the people who live on that street.

Other oppositions include the lighting that will be needed to accommodate this massive size. That would greatly effect our neighborhood and the one just north of Virginia at that corner.

I am also concerned about the noise that 3,000 people and 300+ vehicles will add to our quiet neighborhood. I have concerns that this proposed building will have outdoor speakers. If so, how often will they be used? We have already had concerns about a proposed wedding venue at the corner of Virginia and Lake Forest and the noise that music, extra cars and people will bring.

We know that something will be built on this property and we want to be respectful to the people who will be our neighbors. We also please ask that the zoning not be changed to accommodate these huge changes and requests. The people building on that property need to be respectful of our neighborhood.

Again,

**I am strongly opposed to the rezoning of the land that is on Virginia and
Crutcher Crossing.**

Thank you, Margaret Nobles

432-634-0612

From: Beatriz Alvarez ·
Sent: Sunday, July 7, 2024 6:21 PM
To: Contact-Planning
Subject: Meeting Tuesday 7-9-2024

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Meeting: Tuesday 7/9/24

6pm

Planning and Zoning Commission

Address: [222 N. Tennessee St. McKinney, Texas 75069](#)

On the agenda: Item number 2024-0048Z

Some of our concerns include:

* **Constant Activity:** Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people.

* **Noise:** Possible loud speakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily.

* **Traffic:** Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our current normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. *When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.*

* **Parking:** 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests.

* **Light Pollution:** Light pollution from the expansive parking lot (note the site plans do not list light posts).

* **Loss of Privacy:** Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans *and have yet to submit any tree survey to the city.*

* **Decreased Property Value:** How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?

* **Simply does not fit into a single family home area:** There are no other buildings that are as tall and large as this projected one within many miles that have constant day and night activities with hundreds of cars coming and going throughout every day. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

Beatriz Alvarez

Stone book Crossing resident since 2001

From:
Sent: Sunday, July 7, 2024 6:09 PM
To: Contact-Planning
Subject: FW: Zoning Change #2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Please see below. Thank you.

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

From: joisotti@tx.rr.com
To: "contact-planning@mckinneytexas.org"
Cc:
Sent: Saturday July 6 2024 12:10:26PM
Subject: FW: Zoning Change #2024-0048Z

Dear Planning and Council Members:

Kindly give this letter your attention. My husband and myself have lived in StoneBrooke Crossing for 24 years.

I am writing in regard to the above referenced property on the southeast corner of Virginia Parkway and Crutcher Crossing. I am opposed to the proposed structure and am very concerned about traffic congestion and safety issues. My major concerns are as follows:

1) StoneBrooke only has two streets which allow us to enter/exit SBC, which are Village and Crutcher Crossing. There is already a large event center planned for construction on the nearby Virginia Parkway and Lake Forest southwest intersection. This will no doubt place a burden on Village as well, since it is adjacent to the event center. However, it will also place a burden on Crutcher Crossing because that is where the traffic light is located which will enable west bound patrons of the center to exit safely and conveniently. (Village intersects with Crutcher Crossing as well, so patrons will go through the neighborhood.)

2) On top of this, another heavy traffic facility is planned which is referenced above at the south east intersection of Virginia and Crutcher Crossing. This facility will no

doubt back up traffic for the SBC residents, the adjacent assisted living facility and the event center traffic.

3) Note that Village and Crutcher have opposite streets in the development on the north side of VA Pkwy. Their development uses our traffic light as well. We would have traffic back ups on both sides. Keep in mind that there is not much distance between the Crutcher traffic light and the VA Pkwy/Lake Forest intersection.

4) Just north of the Virginia and Lake Forest intersection is McKinney Boyd High School. It is a large school with young/and parent drivers, buses, along with pedestrians, including young students. I've seen Virginia Pkwy backed up at school sessions. Also, I've seen very young children walk home from nearby Dowell Middle School and even younger students from Glen Oaks Elementary. PLEASE NOTE that some Dowell Middle School parents come into our development to pick up their children from behind the school rather than wait on the line in front of the school, which adds to the traffic burden on our development as it is.

5) Bicycle groups use Virginia and Lake Forest, besides regular bicycle and pedestrian activity.

6) There needs to be significant road clearance for emergency vehicles leading up to the Virginia/Lake Forest intersection. We have assisted living facilities and firehouse on Virginia, and it is a main thoroughfare to Baylor, Scott and White Hospital.

In conclusion, the location of this property would best be used for gentle traffic such as doctor or dental office, or the like. Not a property where everyone leaves at the same time. A proper traffic study should be done. It places too much burden on the SBC residents and the surrounding main roads.

Sincerely,
JoAnne Isotti
5501 Crystal Court
McKinney, TX 75072
972-345-5290

From: "JoAnne Isotti"
To: planning@mckinneytexas.org
Cc: "JoAnne Isotti"
Sent: Wednesday July 3 2024 4:19:25PM
Subject: Zoning Change #2024-0048Z

Dear Planning and Council Members:

Kindly give this letter your attention. My husband and myself have lived in StoneBrooke Crossing for 24 years.

I am writing in regards to the above referenced property on the southeast corner of Virginia Parkway and Crutcher Crossing. I am opposed to the proposed structure and am very concerned about traffic congestion and safety issues. My major concerns are as follows:

1) StoneBrooke only has two streets which allow us to enter/exit SBC, which are Village and Crutcher Crossing. There is already a large event center planned for construction on the nearby Virginia Parkway and Lake Forest south west intersection. This will no doubt place a burden on Village as well, since it is adjacent to the event center. However, it will also place a burden on Crutcher Crossing because that is where the traffic light is located which will enable west bound patrons of the center to exit safely and conveniently. (Village intersects with Crutcher Crossing as well, so patrons will go through the neighborhood.)

2) On top of this, another heavy traffic facility is planned which is referenced above at the south east intersection of Virginia and Crutcher Crossing. This facility will no doubt back up traffic for the SBC residents, the adjacent assisted living facility and the event center traffic.

3) Note that Village and Crutcher have opposite streets in the development on the north side of VA Pkwy. Their development uses our traffic light as well. We would have traffic back ups on both sides. Keep in mind that there is not much distance between the Crutcher traffic light and the VA Pkwy/Lake Forest intersection.

4) Just north of the Virginia and Lake Forest intersection is McKinney Boyd High School. It is a large school with young/and parent drivers, buses, along with pedestrians, including young students. I've seen Virginia Pkwy backed up at school sessions. Also, I've seen very young children walk home from nearby Dowell Middle School and even younger students from Glen Oaks Elementary. PLEASE NOTE that some Dowell Middle School parents come into our development to pick up their children from behind the school rather than wait on the line in front of the school, which adds to the traffic burden on our development as it is.

5) Bicycle groups use Virginia and Lake Forest, besides regular bicycle and pedestrian activity.

6) There needs to be significant road clearance for emergency vehicles leading up to the Virginia/Lake Forest intersection. We have assisted living facilities and firehouse on Virginia, and it is a main thoroughfare to Baylor, Scott and White Hospital.

In conclusion, the location of this property would best be used for gentle traffic such as

doctor or dental office, or the like. Not a property where everyone leaves at the same time. A proper traffic study should be done. It places too much burden on the SBC residents and the surrounding main roads.

Sincerely,
JoAnne Isotti
5501 Crystal Court
McKinney, TX 75072
972-345-5290

Sent from my iPad

From: Cyndi Vandendool
Sent: Sunday, July 7, 2024 6:06 PM
To: Contact-Planning
Subject: Item number 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

I am writing to express my issue with the proposed building being built on the corner of Crutcher Crossing and Virginia. My main concern is traffic and parking. The proposed plan will hold over 3,000 guests with only 302 parking places meeting for several prayer sessions each day. This will cause traffic jams along Virginia at times that we are not prepared for. There will be multiple prayer services a day which will cause a different traffic situation on weekdays compared with the other two churches down Virginia who only have service on Sunday or Wednesday night. I also think it will be a parking issue. It doesn't have enough spots for that amount of people and the neighborhoods surrounding it do not want their streets full of cars that are not owners or guests of those neighborhoods. The building should move to an area that is better able to handle the logistics of a building that size.

If the ribbon cutting ceremony was any indication of the parking fiasco those streets will have, it will be a nightmare. There were cars parked on both sides of the street along Crutcher Crossing making it hard to get in or out of the neighborhood. There is no way a firetruck could have made it through.

If you aren't going to deny the rezoning, then you need to do something about the side streets that will become congested.

Respectfully,

Cynthia Vandendool

From:
Sent: Sunday, July 7, 2024 6:04 PM
To: Contact-Planning
Subject: FW: Opposition to Zoning Change #2024-0048Z; Mckinney Islamic Society Mosque

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Please see below. Thank you.

From:
To: "planning@mckinneytexas.org",
Cc:
Sent: Sunday July 7 2024 6:57:19PM
Subject: Opposition to Zoning Change #2024-0048Z; Mckinney Islamic Society Mosque

Dear Council Members:

Kindly give this letter your attention. My wife and I have lived in StoneBrooke Crossing for 24 years.

I am writing in regard to the above referenced property on the southeast corner of Virginia Parkway and Crutcher Crossing. As a property owner in Stone Brooke Crossing I am opposed to the proposed Mckinney Islamic Society Mosque and am very concerned about traffic congestion and safety issues posed by the introduction of the proposed development at the Crutcher Crossing entrance our subdivision.

The location is just not suitable for such a development. The location is adjacent to several wholly residential developments all of which will be negatively impacted it's presence. There are 2+ miles of single family homes in either direction of the location of this proposed center. There are no other buildings that are as tall and large as this projected one within many miles that have constant day and night activities with hundreds of cars coming and going throughout every day. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

The anticipated noise that will emanate from the center at all hours of the day and evening will have a direct impact on homeowners rights to quiet enjoyment of their property. The corresponding traffic and parking issues that are inevitable will not only create a practical nuisance but also safety issues for pedestrians, bicyclists, and drivers in the area, including our children who attend Boyd Senior High School and Dowell Middle School.

The insertion of this center will create inevitable and unavoidable traffic jams along Virginia Parkway and Lake Forest Drive when potentially tens and hundreds of vehicles come and go at the same time. To our knowledge there has been no official traffic engineering inspection or consideration of this issue provided.

StoneBrooke only has two streets which allow us to enter/exit SBC, Village and Crutcher Crossing. There is already a large event center planned for construction at the nearby Virginia Parkway and Lake Forest southwest intersection. This will no doubt place a burden on Village as well, since it is adjacent to the event center. However, it will also place a burden on Crutcher Crossing because that is where the traffic light is located which will enable west bound patrons of the center to exit safely and conveniently. (Village intersects with Crutcher Crossing as well, so patrons will go through the neighborhood.)

Further, another heavy traffic facility such as this no doubt back up traffic for the SBC residents, the adjacent assisted living facility and the event center traffic.

Village and Crutcher have opposite streets in the development on the north side of VA Pkwy. Their development is subject to the use of the traffic light as well. The increase in traffic from the Mosque will inevitably create traffic backups on both sides. Please note as well that there is not much distance between the Crutcher Crossing traffic light in question and the VA Pkwy/Lake Forest intersection.

As referenced above, just north of the Virginia and Lake Forest intersection is McKinney Boyd High School. It is a large school with young/and parent drivers, buses, along with pedestrians, including young students. Traffic on Virginia Pkwy often becomes congested when school is in session. We have also seen very young children walk home from nearby Dowell Middle School and even younger students from Glen Oaks Elementary. Dowell Middle School parents also access the StoneBrooke Crossing subdivision to pick up their children from behind the school rather going directly to the school parking lot further adding to the traffic burden on our development and specifically the traffic light at Crutcher Crossing, presumably one of, if not the main point of access, for the planned Mosque.

Another significant point of concern is the vehicle parking that such a project demands. A facility that will only provide approximately 300 parking spots for a facility that has an anticipated capacity of 3,000 people will create overflow parking needs, further congesting our streets while also limiting parking for residents of StoneBrook Crossing and their guests.

Additionally, there will be a an obvious loss of privacy for residents whose homes back up against the property. We have been advised that the developer has indicated they will be removing most of the mature trees that provide a natural buffer between the

homes and along Crutcher according to site plans. To our knowledge, no *tree survey has yet been submitted to the city.*

Finally, there needs to be significant road clearance for emergency vehicles leading up to the Virginia/Lake Forest intersection. We have assisted living facilities and firehouse on Virginia, and it is a main thoroughfare to Baylor, Scott and White Hospital. The presence of the Mosque and proposed development would only further adversely impact traffic at this intersection potentially creating delays and impediments to timely response by emergency vehicles.

In summation, for the reasons stated herein above, the property in question is just not designed for a project such as the proposed McKinney Islamic Society Mosque. Property adjacent to such a residential community would be better suited for a project that creates fewer traffic, parking, noise, and privacy concerns, and not a facility where everyone arrives and leaves at the same time placing too much burden on the SBC residents and the surrounding main roads.

I greatly appreciate your consideration.

Eugene B. Isotti
5501 Crystal Court
McKinney, Tx 75072
972-832-4409

From: Jillian DeShazo
Sent: Sunday, July 7, 2024 5:44 PM
To: Contact-Planning
Subject: Opposition to 2004-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Hello,

I am writing as a Stone Brooke Crossing Community member opposing the proposed rezoning (2004-0048Z) at the corner of Virginia and Crutcher Crossing by the McKinney Islamic Society.

I oppose the rezoning for the following reasons:

- A 45,000 square-foot structure at 45 feet tall is grossly oversized for the plot of land and in no way is consistent with the architectural style of the single-family home residential area. The current zoning of a 15,000 square-foot structure and with a 35-foot height allowance is much more reasonable and should be upheld.
- There is not sufficient parking for a structure of that size. The plans reflect roughly 300 parking spots, but the proposed building has a stated capacity of 3,000. Without enough provided parking on site, those attending the mosque will likely park along the narrow Crutcher Crossing and in the neighborhood streets nearby. There are only 2 means to enter/exit Stone Brooke Crossing, with the primary entrance being Crutcher Crossing. It is impossible to have safe ingress/egress from the community with vehicles parking along Crutcher Crossing, as Stone Brooke Crossing residents experienced during the groundbreaking event for this plot of land. Further, I am concerned that emergency vehicles will not be able to access the neighborhood quickly when the only entry points are congested with parked vehicles.
- I am concerned the single largest investment my husband and I made when we purchased our home in 2019 will decrease in value when there is a mega-structure that does not match the architectural style of the area at the entrance to the neighborhood.
- I am not aware of any traffic study that has been completed that factors in the added volume of vehicles entering this site in combination with the anticipated event center at the corner of Virginia and Lake Forest. The added volume of vehicles will cause an increase in accidents and a decrease in pedestrian safety, which is of utmost importance given that many children walk to McKinney Boyd in this area.
- The homeowners whose property borders the site will lose privacy due to the planned removal of most mature tree growth. Additionally, the added light and

noise pollution that comes with this structure's proposed size and capacity will diminish the peace of nearby residents.

I do not oppose the development of that plot of land and understand the inevitability that it would be purchased and developed at some point, but the existing regulations were put in place for a reason.

Stone Brooke Crossing is a special community and one that any resident will tell you is peaceful and supportive. As tax-paying homeowners, we look to our elected officials to uphold zoning regulations and protect property values. It is my hope that you put the existing residents of Stone Brooke Crossing first, who purchased in this community with the expectation that the development of that lot would be within the current regulations.

I appreciate your time reading my concerns and the careful consideration you will provide when reviewing the proposed rezoning.

With gratitude,

Jillian DeShazo

5500 Fairfax Court
McKinney, TX

From: Kristin Mack
Sent: Sunday, July 7, 2024 4:38 PM
To: Contact-Planning
Subject: opposition to re-zoning near Virginia/Crutcher

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Planning and Zoning Commission
222 N. Tennessee St. McKinney, Texas 75069

Re: Agenda item number 2024-0048Z

To whom it may concern in City Planning:

A building as large and busy as the McKinney Islamic Society Mosque should not be approved for the corner of Virginia and Crutcher Crossing. Re-zoning this plot of land from a building maximum size of 15,000 square feet to 45,000 square feet is against what the citizens here want and need so close to our residences.

We implore you to turn down re-zoning of this area.

In addition, please always protect all of the mature trees that provide a vital natural buffer between our homes and anything new that is built near Crutcher Crossing/Virginia. These are important for protecting us from the sound and visual effects of any new buildings, especially non-residential.

Thank you,
Kristin Mack
5525 Pebble Court, McKinney 75072
214-802-0189

From: Parviz Shakeri
Sent: Sunday, July 7, 2024 4:15 PM
To: Contact-Planning
Subject: Opposition to Zoning Change- Case # 2024-0048 (P & Z Meeting Tuesday 7/9/24)

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

McKinney Planning Director and P&Z Members:

Hello,

Please see our input related the **Case # 2024-004**, P&Z on Tuesday 7/9/2024.

Some of our concerns include:

* **Tree Removal:** This development is going to remove lots of existing healthy trees (destroying existing natural environment). Residents, however, value these trees and would like to see them preserved. We need to ensure minimal tree removal and that the developers preserve as many trees as possible. This new PD is to increase the building's footprint, which would necessitate more tree removal. The new PD threatens the natural environment, and we strongly oppose it.

BTW, since the development is going to remove and pay for tree removal according to the city ordinance, we propose that all tree mitigation funds collected in our neighborhood be reinvested here to create a screening wall and living screen with new trees planted along residential lots and Crotcher Crossing. This would not only beautify the area but also partially offset the environmental impact of unavoidable tree removal.

* **Remove the access from Crotcher Crossing:** The proposed development features two access points, one on Virginia Parkway and another on Crotcher Crossing. To minimize the negative impact on the surrounding residential neighborhood, we strongly request that both entrances be located on Virginia Parkway, with no access point on Crotcher Crossing.

* **Constant Activity:** Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people.

* **Noise:** Possible loud speakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily.

* **Traffic:** Inevitable traffic jams along Virginia and Crutcher Crossing when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our current normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns.

* **Parking:** 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests.

* **Light Pollution:** Light pollution from the expansive parking lot

* **Loss of Privacy:** Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans *and have yet to submit any tree survey to the city.*

* **Decreased Property Value:** How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?

* **Simply does not fit into a single family home area:** There are no other buildings that are as tall and large as this projected one within many miles that have constant day and night activities with hundreds of cars coming and going throughout every day. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

Thank you for helping us preserve home values and quality of life.

Parviz Shakeri
5416 Crystal Ct.

From: Renee DeCoudreaux
Sent: Sunday, July 7, 2024 2:11 PM
To: Contact-Planning
Subject: Opposition to Rezone Request Item number 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

As a homeowner in the Stone Brooke Crossing neighborhood, I am against the proposed rezoning of the tract of land located at the corner of Virginia Pkwy and Crutcher Crossing, the main entrance to the neighborhood.

Stone Brooke Crossing is a long established neighborhood of well maintained, single family residences occupied by a mix of growing families with children and senior citizens who enjoy being able to walk the neighborhood and use the community park and swimming pool, located within a couple hundred feet of the entrance, with relative safety. The streets are narrow, dimly lit at night and difficult for school buses and delivery vehicles to navigate even though most residents park in their garages and/or driveways. When vehicles are parked on the street, both visibility and passability are almost impossible even for those familiar with the area. The only access and egress points to the neighborhood are Village Drive and Crutcher Crossing, both of which feed onto Virginia Pkwy. Children MUST use this route to reach both Dowell Middle School and McKinney Boyd HS and their safety will be severely impacted by adding driveways they will have to cross on both of those streets. Increased accidents and vehicular traffic resulted in the city installing traffic lights at this corner though the accidents involving child pedestrians and vehicles continue to occur with too much frequency. Construction on this site under the current guidelines is going to increase the congestion and danger at this location, tripling the capacity is a blueprint for disaster.

The city determined that site was appropriate for a maximum 15,000 SF building size yet the owner is requesting to have that tripled to a minimum 40-45,000 SF and parking for 300 cars for a facility that can accommodate 3,000 people. It is impossible for 300 cars to hold 3,000 people and, the combination of parking restrictions on Virginia coupled with the absence of public transportation, dictates the excess vehicles will flow into both the neighborhood and the parking lot of the senior citizen facility. Cars with drivers unfamiliar to the area will constantly be moving through the area in search of parking or an exit that will allow them to avoid the inevitable congestion at Virginia, Village and Crutcher Crossing. The added pedestrian and vehicular traffic will result in a loss of privacy for residents, increased noise and air pollution and danger for the children playing, riding bikes or attempting to use the park and pool. The basic infrastructure of the neighborhood was intended for single family residences and is already under strain which will be magnified with the planned event venue on one corner and another oversized facility of

unspecified use and constant activity on the other corner. What has been a quiet, pleasant residential area where children and families have been able to relax in comfort and safety is poised to take on the character of a commercial development.

Most, if not all of the homeowners, bought in this location because of the safety and privacy afforded by a neighborhood with no through streets and the aesthetics of greenbelt areas planted with mature trees that both deflect noise and add privacy. The city previously granted a zoning change to a developer to build an event center at the East entrance to our neighborhood on Village that has become an unsightly, vermin infested patch with weeds taller than many of the teens who have to pass it daily enroute to school rather than the "beautiful" facility that would blend in and enhance the neighborhood that the new owner promised. The current zoning requirements allow for the construction of a building that could blend into the surrounding area and have a dome which the architect emphasized was central to the practice of their faith. A 45 ft dome will be taller than any structure in the area except the water towers that serve the needs of all of the residents. The glare produced by the sun reflecting from that dome represents a potential hazard for drivers on Virginia Parkway and will also impact homes facing it when the trees are removed. A 45 ft dome is a desire not a necessity. The McKinney Islamic Society was fully aware of the zoning restrictions when they purchased the land yet proceeded with the obvious expectation that they could secure a variance that would allow them to implement their plans with total disregard for the effect on the homeowners or the neighborhood. I support and respect every person's right to live their life and practice their faith and believe that same respect should be afforded to others. If the McKinney Islamic Association is granted the same allowances given most religious organizations and this variance is granted, the homeowners will not only be suffering negative impacts to their property values, neighborhood and overall quality of life but will be financing those negatives to accommodate visitors who are neither residents nor contributors to the taxbase which is simply wrong.

Renee DeCoudreaux
Homeowner/Stone

Brooke Crossing resident

From: Brian Wu
Sent: Sunday, July 7, 2024 1:42 PM
To: Contact-Planning
Subject: Opposition of rezonning a Church to be built at Custer and Virginia

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Dear McKinney Zoning Department,

I am writing this letter as a homeowner in the Stone Brook Community to express my strong opposition to the proposed rezoning for the construction of a 45,000 square foot church with a capacity for 3,000 people near my home.

While I respect the role of religious institutions in our community, I believe that the scale and impact of this particular proposal are not compatible with the surrounding single-family residential neighborhoods. My concerns are as follows:

1. **Traffic:** A church of this size will generate significant traffic, particularly during services and events. This will exacerbate congestion on our local roads, which are not designed to handle such high volumes of vehicles. Increased traffic poses safety risks for residents, especially children who play outside and pedestrians.
2. **Noise:** The congregation and events associated with a large church will inevitably produce noise, disrupting the peace and quiet that residents currently enjoy. This is particularly concerning for families with young children and elderly residents.
3. **Parking:** The influx of attendees will necessitate extensive parking facilities, leading to potential overflow onto residential streets. This can cause inconvenience for residents, limit access to their own homes, and create safety hazards.
4. **Loss of Privacy:** The church's activities will bring many people into close proximity to our homes, resulting in a significant loss of privacy for local residents. The constant presence of a large number of people in our neighborhood is intrusive.
5. **Light and Sound Pollution:** Large gatherings and events often involve extensive lighting and amplified sound systems, leading to light and sound pollution. This will negatively impact the quality of life for residents, especially during evening and nighttime hours.
6. **Incompatibility with Neighborhood Character:** The proposed site is surrounded by single-family homes, and there are no buildings of comparable size or height in the area. The construction of such a large and tall building will alter the character and aesthetic of our neighborhood, detracting from its residential nature.
7. **Decrease in Property Values:** The addition of such a large facility will likely decrease property values for nearby residential properties. The disruptions and changes brought by this development will make the area less attractive to potential homebuyers, thereby impacting the investments of current homeowners.

For these reasons, I urge the zoning department to reconsider the rezoning proposal and seek alternative sites for the church that are better suited to accommodate its size and activities without adversely affecting residential communities.

Thank you for your attention to this matter. I look forward to a decision that preserves the character and livability of our neighborhood.

Sincerely,

--

Thank you

Brian Wu

From: Adawndria Fisher
Sent: Sunday, July 7, 2024 1:37 PM
To: Contact-Planning
Subject: Proposed Zoning Change

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Hello City Planning--

I oppose the change in zoning at the intersection of Virginia Parkway and Crutcher Crossing. There is no need for a building up to 45,000 square feet and 45 feet tall in an area currently allowing 15,000 square feet maximum per building and 35 feet tall maximum.

Constant activities associated with a large building with a capacity for 3,000 people that holds 5+ events every day, including other large gatherings throughout each week and for major holidays will negatively contribute to the following concerns:

Noise: Possible loud speakers on outside of building will disrupt the area in addition to noise that comes with 300+ cars and up to 3,000 people coming and going 5+ times a day.

Traffic: Inevitable traffic jams along Virginia Parkway and Crutcher Crossing (already riddled with traffic from Minshew Elementary, the Chateau Senior living and Trinity Presbyterian) when 300+ more vehicles come and go at the same time, 5+ times a day, every day, in addition to our normal traffic issues in addition to future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. Does the builder have a traffic engineering study?

Parking: 300 parking spots for a capacity of 3,000 people will create overflow parking needs with nowhere to go--other than disrupting and congesting parking in surrounding neighborhoods and at the Legends senior living. The Chick-fil-A at Eldorado and Ridge has 96 parking spaces comparatively.

Light Pollution: Light pollution from the expansive parking lot.

Loss of Privacy: Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher Crossing according to site plans, and has yet to submit any tree survey to the city.

Decreased Property Value: How will property values drop when homes are suddenly facing a large building at neighborhood entrances?

It simply does not fit into a single family home area. There are no other buildings that are as tall or large as this projected one within many miles. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

Thank you for helping us preserve home values and quality of life.

Adawndria Fisher
709 Peterhouse Dr.
McKinney, TX 75071

From: Dave & Joelle McGill
Sent: Sunday, July 7, 2024 12:15 PM
To: Contact-Planning
Subject: Opposing Rezoning Item number 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

To the McKinney Planning and Zoning Commission,

We oppose the rezoning of the land at the corner of Virginia Parkway and Crutcher Crossing (Item number 2024-0048Z). Rezoning the land to accommodate a building up to 45,000 square feet and 45 feet tall will have a detrimental impact to our community.

A building that large will hold multiple events per day with a capacity of up to 3,000 people. Where are all these people parking? 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests.

How is the city handling the traffic on Virginia? That many people and that many events will result in increased traffic and a greater risk of accidents. And with the event center down the road, we will see even more traffic issues and pedestrian safety concerns. Several Boyd students walk to and from school along that path, and Virginia is a frequent route for the Boyd Cross Country team.

What about noise, light pollution, and privacy concerns for the homes that back up against the property? The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans and have yet to submit any tree survey to the city.

How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow? Is the city of McKinney prepared for the impact on home sales and the loss of tax revenue due to falling property values?

We moved to McKinney 23 years ago because of its small town feel and community support. We implore you. Please do not grant the rezoning request. You would be taking away everything that makes McKinney Unique by Nature.

Thanks,

Dave and Joelle McGill
davenjo@davenjo.com
214-726-0479 home
214-616-4778 Joelle mobile
214-733-9717 Dave mobile

From: S Selby
Sent: Sunday, July 7, 2024 10:06 AM
To: Contact-Planning; Planning
Subject: Opposition to Proposed Mosque Item #2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Good morning, I wanted to send in my OPPOSITION to this proposal. We are location on Quail Creek Drive and have concerns for property value, light and noise pollution, traffic issues and loss of privacy. This is a heavily residential area with lots of families and having this type of structure for mass gatherings would affect the quality of life for Quail Creek residents. Please reconsider this proposal.

Thank you,

Sarah Selby
214-636-2722

From: Jason Darrah
Sent: Sunday, July 7, 2024 5:18 AM
To: Contact-Planning
Subject: The Mckinney Islamic Society Mosque

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

I am writing to officially oppose the Mckinney Islamic Society Mosque for the reasons below.

- * **Constant Activity:** Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people.
- * **Noise:** Possible loud speakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily.
- * **Traffic:** Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our current normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. *When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.*
- * **Parking:** 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests.
- * **Light Pollution:** Light pollution from the expansive parking lot (note the site plans do not list light posts).
- * **Loss of Privacy:** Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans *and have yet to submit any tree survey to the city.*
- * **Decreased Property Value:** How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?
- * **Simply does not fit into a single family home area:** There are no other buildings that are as tall and large as this projected one within many miles that have constant day and night activities with hundreds of cars coming and going throughout every day. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

From: jake zhao
Sent: Sunday, July 7, 2024 4:31 AM
To: Contact-Planning
Subject: protest

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Constant Activity: Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people* Noise: Possible loud speakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily Traffic: Inevitable traffic along Virginia and Cutcher when 300-vehicles come and go at the same time. 5+ times a day, every day in addition to our current normal traffic issues AND increased traffic from the Event Center less than a mile away, increased traffic may also lead to an increase of accidents and pedestrian safety concerns. When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet Parking: 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests* Light Pollution: Light pollution from the expansive parking lot (note the site plans do not list light posts). Loss of Privacy: Loss of privacy for residents whose homes back up against the property, The developer has indicated they will be removing most of the mature trees that provide a mature buffer between the homes and along Crutcher according to site plans and have yet to submit any tree survey to the city Decreased Property Value: How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow? Simoy does not mention a single family home are: there are no other buildings that are as tall and as close as this projected one within miles that have constant day and night activities with hundreds of cars coming and going throughout every day, The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

From:
Sent: Saturday, July 6, 2024 11:11 AM
To: Contact-Planning
Subject: Agenda: Item number 2024-0048Z

Importance: High

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

To whom it may concern, we are against this rezoning request of item 2024-0048Z because of the following reasons.

We have lived in Stone Brook Crossing for over twenty years and the City of McKinney was originally promoting Nature and Family Life, Keeping families in mind for development concerns. The Proposal of the change to this tract will change the neighborhood congestion and we believe the traffic is not planned out to accommodate such an increase. 15,000 square feet maximum per building and 35 feet tall maximum should not be changed. This is already an extreme for this neighborhood and SHOULD NOT BE CHANGED. Here is list of concerns that we have:

- * Constant Activity: Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people.
- * Noise: Possible loudspeakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily.
- * Traffic: Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our current normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns.
When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.
- * Parking: 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests.
- * Light Pollution: Light pollution from the expansive parking lot (note the site plans do not list light posts).
- * Loss of Privacy: Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans and have yet to submit any tree survey to the city.
- * Decreased Property Value: How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?

* Simply does not fit into a single family home area: There are no other buildings that are as tall and large as this projected one within many miles that have constant day and night activities with hundreds of cars coming and going throughout every day. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

Patrick and Cyndi Barba

From:
Sent: Saturday, July 6, 2024 11:10 AM
To: Contact-Planning
Subject: McKinney Islamic Society Mosque-Oppose

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

As a homeowner living in the Stone Brooke Crossing neighborhood, I am very concerned about the rezoning of this land to accommodate this building.

First of all, the increased traffic with all of the 300 vehicles coming and going all day long.

Second, the constant activity associated with this event center-this is an additional 3000 people gathering every week in a space that is extremely close to our neighborhood.

Not to mention the added noise that comes with 300 cars and 3000 people.

What about the homeowners that back up to this property, the privacy loss, noise and light pollution would be infuriating.

Lastly, our decreased property values would in my opinion drop drastically with an Event Center at our main entrance.

I am shocked that such a proposal is under consideration.

I STRONGLY oppose the use of this land for this purpose.

Thank you for your consideration

Tracy Key
Homeowner of Stone Brooke Crossing

From: Kayla Sollars
Sent: Saturday, July 6, 2024 11:06 AM
To: Planning; Contact-Planning
Subject: Concerns for proposed building

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Hello,

My name is Kayla Sollars and I live in the Cambridge subdivision by Minshew Elementary school. I am emailing regarding my concerns for agenda item # 2024-0048Z.

My concerns are as follows with this proposed building:

- * **Constant Activity:** Activities associated with a large building that holds 5+ events every day, including other large gatherings throughout each week and for major holidays. They currently are stating the building will have capacity for 3,000 people.
- * **Noise:** Possible loud speakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going 5+ times a day.
- * **Traffic:** Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.
- * **Parking:** 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests.
- * **Light Pollution:** Light pollution from the expansive parking lot (note the site plans do not list light posts).
- * **Loss of Privacy:** Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans and has yet to submit any tree survey to the city.
- * **Decreased Property Value:** How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?

* Simply does not fit into a single family home area: There are no other buildings that are as tall or large as this projected one is within many miles. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built. I fear this will not fit the aesthetics of our beautiful residential area.

I am already very concerned about children's' safety as they walk to and from Minshew elementary and also get on and off the bus. The increased traffic at this intersection will make school drop off and pick up times even more dangerous, as the carpool line typically extends onto Virginia parkway already in the afternoons. This intersection (crutcher crossing and Virginia) isn't ready for that much traffic and it is unfair to both subdivisions on either side to ask the residents to be ready for this much traffic, putting pedestrians, neighbors, and drivers at more risk than what there already is.

Thank you for your time,

Kayla Sollars

[Sent from Yahoo Mail for iPhone](#)

From: DAN HANNON ·
Sent: Saturday, July 6, 2024 9:14 AM
To: Contact-Planning
Subject: Item number 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Some of our concerns include:

* **Constant Activity:** Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays.

They currently state the building will have capacity for 3,000 people.

* **Noise:** Possible loud speakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily.

* **Traffic:** Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our current normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. *When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.*

* **Parking:** 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests.

* **Light Pollution:** Light pollution from the expansive parking lot (note the site plans do not list light posts).

* **Loss of Privacy:** Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans *and have yet to submit any tree survey to the city.*

* **Decreased Property Value:** How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?

* **Simply does not fit into a single family home area:** There are no other buildings that are as tall and large as this projected one within many miles that have constant day and night activities with hundreds of cars coming and going throughout every day. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

Dan Hannon
Hannon Painting & Remodeling
214 585 1938

From: george chao
Sent: Saturday, July 6, 2024 9:10 AM
To: Contact-Planning
Cc: George_Chao
Subject: Do not want rezoning.

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

To whom it is concern. We are living in McKinney. Just heard about the rezoning of the land at intersection Virginia Crutcher crossing. Please note we do not want this get rezoned. Thanks. George.
Sent from my iPhone

From: Doug Carlin ·
Sent: Saturday, July 6, 2024 9:03 AM
To: Olivia Carlin; Contact-Planning
Subject: Dispute of zoning change item number 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

To whom it may concern,

I am here to voice my opposition of the zoning change of the current approved mosque at this location.

The proposed change poses several risks and indirect negative impacts to the local community and actual McKinney residents.

The current traffic infrastructure around the proposed development does not support what is needed to safely allow that many traffic and visitors community in to the daily activities and visits as is. Triple the building capacity poses additional non residents of the community and city commuting in and contesting the already busy and congested Virginia ave and negatively impacting the Stone Brooke crossing community as we are a non-through neighborhood, with the only entrance in and out of the neighborhood being a crutcher crossing and Virginia, the proposed access to the new development. These neighborhoods feed in to several schools, which, will have an impact and issue with children walking to and from schools, public bus systems, etc.

The indirect aspect of property values and insurance risk assessments imposed by the city's decision to decision to increase to mega- mosque development which, per case history, poses risk to the city in forms of class action lose suits in favor of residents costing tax payers thousands in increased local ordinances, taxes, and levies to pay for the class action lawsuit as an indirect impact on the neighborhoods decreased property values, most of which were bought at a premium in the last three years resulting in loyal and actual residents of the community taking significant losses on property values.

Tax assessments values in the last 14 months have already decreased, the adjustment of the proposed zoning change will result in additional decreases in value but also increase insurance risk premiums. As a claims and risk manager for the second largest residential and commercial property risk insurer in the state of Texas and third largest in the Nation, the imposed change would negatively impact the amount of risk to residents and businesses in the surrounding areas. Imposed traffic restrictions do to increased volume and influx of non resident traffic will increase mid to high level risk for all McKinney

residents, specifically the largest communities within the city, Stonebridge. The increased congestion will delay from first responders

From the fire department and police, this increasing risk percentage across all lines resulting in an increase of 20-40% annual as it increases the amount of risk for occurrence of auto incidents as well as property insurance claims total losses. Insurance rates are expected to double in the next 14 months between now and 2025 do to the volatility in our region j growing population. This alone will make residing in McKinney, a well known family based community, even more difficult and pricey resulting in turn over in community residents and selling off of property.

I am strongly against the proposed change for our community, all McKinney residents, and my family as a Stonebridge Crossing Resident.

Sincerely,
Doug Carlin & Family.

From: Anthony Anders
Sent: Saturday, July 6, 2024 9:01 AM
To: Contact-Planning
Subject: Opposition to Item number 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

To Whom it May Concern,

Thank you for taking the time to read this email. Below you can find some of my concerns related to the rezoning of a plot of land to allow a building capacity increase of 15,000 square feet up to 45,000 square feet and the increase of the building height from 35 feet to 45 feet.

- **Constant Activity:** Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people.
- **Noise:** Possible loud speakers outside of the building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily.
- **Traffic:** Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our current normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns which have already occurred in the past in this area. When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.
- **Parking:** 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests.
- **Light Pollution:** Light pollution from the expansive parking lot (note the site plans do not list light posts).
- **Loss of Privacy:** Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans and have yet to submit any tree survey to the city.
- **Decreased Property Value:** How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?
- **Simply does not fit into a single family home area:** There are no other buildings that are as tall and large as this projected one within many miles that have constant day

and night activities with hundreds of cars coming and going throughout every day. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

We appreciate your efforts in keeping our community safe and valued!

Thank you,

-Anthony
(832) 714-1418

From: Ramona Johnson
Sent: Saturday, July 6, 2024 8:36 AM
To: Contact-Planning
Subject: Oppose Rezoning for McKinney Islamic Mosque

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

I oppose building of the McKinney Islamic Mosque on the corner of Crutcher Crossing and Virginia Parkway. At first, I was intrigued about the possibility of the mosque and the diversity of new neighbors will bring but as I learn more about the size of the mosque I have major concerns. My current neighbors will lose their privacy in their backyards along with beautiful green scape. Also, I am really concerned about traffic congestion in that area. Traffic gets backed up in the area certain times a day already and now add the possibility of up to 3000k ppl having events, congestion will be horrible in trying to leave or enter the subdivision.

Please do not approve rezoning this area that was originally designated for residential. This is not fair to the homeowners who purchased their homes in this subdivision in good faith.

Sincerely

Ramona Johnson
5205 Rolling Rock Drive

Sent from my iPhone

From: Patrick Dowling
Sent: Saturday, July 6, 2024 5:45 AM
To: Contact-Planning
Subject: Comment AGAINST Item 2024-00048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

I am completely AGAINST the building of this zoned Mosque at the corner or Crutcher Crossing and Virginia. My mother lives at the Legend of McKinney and this will negatively impact both her and our family.

The noise and congestion of traffic associated with such a large building will be terrible and inconvenient. There will be traffic jams all the time which will hi set my families ability to see her. Being so close to McKinney Boyd where my children go to school, the increased traffic will also cause issues with their commute. It will lead to more accidents and affect safety of pedestrians and students.

I am strongly against at this building as it will negatively impact my family and my community!

Patrick Dowling
President & CEO
Hill Country Oil & Gas LLC
9330 LBJ Freeway, Suite 900
Dallas, Texas 75243
C-908-397-6183
pdowling@hconglc.com

From: Forrest Timmons
Sent: Friday, July 5, 2024 11:41 PM
To: Contact-Planning
Subject: Item Agenda 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Hello,

I am writing in opposition of the proposed zoning changes outlined in agenda item 2024-0048Z. My family and I live in the Stone Brooke Crossing neighborhood next to the property referenced in the agenda item and we have significant concerns regarding the proposed changes.

Our concerns include:

* **Constant Activity:** Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people.

* **Noise:** Possible loud speakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily.

* **Traffic:** Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our current normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.

* **Parking:** 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests.

* **Light Pollution:** Light pollution from the expansive parking lot (note the site plans do not list light posts).

* **Loss of Privacy:** Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans and have yet to submit any tree survey to the city.

* **Decreased Property Value:** How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?

* **Simply does not fit into a single family home area:** There are no other buildings that are as tall

and large as this projected one within many miles that have constant day and night activities with hundreds of cars coming and going throughout every day. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

With concern and sincerity,

Forrest Timmons

Sent from my iPhone

From: henry nieves ·
Sent: Friday, July 5, 2024 6:27 PM
To: Contact-Planning
Subject: Mckinney Islamic Society Mosque is on the City Planning

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

I wanted to reach out to you about the establishment of the facility which would be directly behind my home where I have had the pleasure of living for more than 26 years.

My concerns are as follows:

Constant Activity: Activities associated with a large building that holds events daily, including other large gatherings each week and for major holidays. They currently state the building will have a capacity for 3,000 people.

* **Noise:** Possible loudspeakers on the outside of the building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily.

* **Traffic:** Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our current normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. *When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.*

* **Parking:** 300 parking spots for a capacity of 3,000 people will create overflow parking needs will congest our streets and limit parking for residents and their guests.

* **Light Pollution:** Light pollution from the expansive parking lot (note the site plans do not list light posts).

* **Loss of Privacy:** Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans *and have yet to submit any tree survey to the city.*

* **Decreased Property Value:** How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?

* **Simply does not fit into a single-family home area: No other buildings are as tall and large as this projected one within many miles that have constant day and night activities with hundreds of cars coming and going every day.** The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

Sincerely

H Nieves

From: Shan-Wen Yan
Sent: Friday, July 5, 2024 6:18 PM
To: Contact-Planning
Subject: Concerns about the mosque at the intersection of Custer and Virginia

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Shan-Wen Yan
9301 Norfolk Ln
McKinney, TX 75071

07/05/2024

City of McKinney Planning Department
P.O. Box 517
McKinney, TX 75070
Email: contact-planning@mckinneytexas.org

Dear City of McKinney Planning Department,

I am writing to express my strong opposition to the proposed re-zoning and construction of a 45,000 square foot mosque at the intersection of Custer and Virginia. As a resident and property owner in the McKinney community, I have significant concerns regarding the multiple adverse impacts this project will have on our neighborhood.

Firstly, the increase in traffic congestion that such a large facility will bring is a major concern. The current infrastructure is not equipped to handle the additional volume of vehicles, which will likely result in severe traffic delays and increased risk of accidents. This is particularly worrisome for families with young children and for those who commute during peak hours.

Secondly, the noise pollution generated by the construction and daily operations of a facility of this size will undoubtedly disrupt the peace and quiet that our community currently enjoys. This constant noise can have negative effects on the health and well-being of residents, including increased stress levels and sleep disturbances.

Additionally, light pollution from the mosque's facilities will detract from the natural nighttime environment of our neighborhood. Excessive lighting can interfere with residents' ability to enjoy their homes and outdoor spaces, and it may also negatively impact local wildlife.

Considering these points, I urge the City of McKinney to reconsider the re-zoning and construction plans for this project. The negative impacts on traffic, noise, and light pollution will significantly diminish the quality of life for current residents. I strongly believe that the community's concerns should be prioritized and that alternative locations or solutions should be explored.

Thank you for your attention to this matter. I hope that the voices of the community will be heard and taken into consideration during the planning process.

Sincerely,

Shan-Wen Yan

From: henry nieves
Sent: Friday, July 5, 2024 5:50 PM
To: Contact-Planning
Subject: Mckinney Islamic Society Mosque is on the City Planning

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

I am contacting you with regards to the establishment of the this facility.

My concerns are as follows:

Constant Activity: Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people.

* **Noise:** Possible loud speakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily.

* **Traffic:** Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our current normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. *When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.*

* **Parking:** 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests.

* **Light Pollution:** Light pollution from the expansive parking lot (note the site plans do not list light posts).

* **Loss of Privacy:** Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans *and have yet to submit any tree survey to the city.*

* **Decreased Property Value:** How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?

* **Simply does not fit into a single family home area:** There are no other buildings that are as tall and large as this projected one within many miles that have constant day and

night activities with hundreds of cars coming and going throughout every day. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

Sincerely

H Nieves

From: Banglin Chen
Sent: Friday, July 5, 2024 5:23 PM
To: Contact-Planning
Subject: Serious concerns

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Dear Planning committee members,

I am writing to express our very serious concerns regarding the rezoning for the construction of a mosque. Some main concerns are as follows:

Constant Activity: Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people*

Noise: Possible loud speakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily

Traffic: Inevitable traffic along Virginia and Cutcher when 300+ vehicles come and go at the same time. 5+ times a day, every day - in addition to our current normal traffic issues AND with traffic from the Event Center less than a mile away, increased traffic may also lead to an increase of accidents and pedestrian safety concerns. When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet

Parking: 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests*

Light Pollution: Light pollution from the expansive parking lot (note the site plans do not list light posts).

Loss of Privacy: Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans and have yet to submit any tree survey to the city

Decreased Property Value: How will property values drop when homes are suddenly facing a major building at our main entrance and the potential issues that may follow? Simoy does not mention any other buildings that are as close and as close as this proposed one within miles that have constant day and night activities with hundreds of cars

coming and going throughout every day, The lot of land was rezoned in 2017 to mainly allow for single family homes to be built

We are strongly against the approval of such a rezoning activity.

Thank you very much for your consideration.

Best regards,

Banglin Chen & Chuan Li

From: 麗嫻周
Sent: Sunday, July 7, 2024 10:57 PM
To: Contact-Planning
Subject: Oppose the building of a mosque

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

I am a resident of McKinney city. I live in viginia way. I firmly oppose the establishment of mosques. Please help it. Thank you.

Li Shian

Sent from my iPhone

From: Tom Gibson
Sent: Sunday, July 7, 2024 9:59 PM
To: Contact-Planning
Cc: Tom Gibson
Subject: Opposition to requested Rezoning / Agenda Item number 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Dear Planning and Zoning Commission,

I am writing to express my strong opposition to the request to rezone the property at the corner of Crutcher Crossing and Virginia Parkway, currently set on the agenda for July 9, 2024.

I live on a street inside the Stone Brook Crossing subdivision around a block from the property in question.

I understand that the current zoning does not allow any single building to exceed 15,000 square feet. I believe that the applicant is seeking a variation to at least 40,000 square feet and potentially 45,000 square feet. This would be in stark contrast to the area where the property is located. Further, from what I understand, the applicant is seeking to construct more than 300 parking spaces on the property, an indication of the expected high volume of attendance at the facility. Allowing a variance or zoning change from 15,000 square feet to 40,000-45,000 square feet is a dramatic change and is unwarranted, and will naturally encourage more traffic, activity, noise, and be in outsize proportion to the area.

I also note (as you know) that the property zoning was adjusted in 2017 to allow for the construction of single-family homes. While this is not the only type of construction permitted there, it is an example of the type of construction that would conform to the area of the zoning, which is immediately adjacent to a neighborhood on the south side and directly across from a neighborhood on the north side.

It is my understanding that the applicants are seeking approval of a 45' height variation for a dome; this would be far above any other structure in the vicinity on Virginia Parkway and would be visible from houses at a large distance away, and it not necessary to any part of the application, and even if zoning change were allowed it should be prohibited.

I believe you should also ask the applicant to provide elevation studies and architectural drawings or projections showing the scale of the proposed facility before undertaking a review of the application. Because this proposed facility is in a highly-trafficked, residential area, it is appropriate to determine how their planned facility will impact the surrounding area and conform to the zoning restrictions as well as the residential area.

It appears that the applicant purchased this property well after the 2017 zoning change; as a result, the applicant was aware or should have been of the zoning at that time and should be

required to comply with that zoning in place. Requiring the applicant to comply with the current zoning also respects the property interests and expectations of the homeowners who have houses immediately adjacent to the property in question. Just as the applicant knew of the restrictions in zoning when the association purchased the property, so the current homeowners should be granted the consideration that they can rely on the zoning in place to protect their line of sight, reduce noise and light pollution, avoid the inevitable traffic problems, and construction that is suitable to the area.

Thank you for your attention to this statement and for your careful consideration of the opposition to the rezoning request.

-Tom Gibson

From: Gaylen Brannon
Sent: Sunday, July 7, 2024 9:30 PM
To: Contact-Planning
Subject: Zoning Change: Case Number 2024-0048
Attachments: [Zoning Change- McKinney City Council Case-2024-0048.docx](#)

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

July 7, 2024

McKinney City Council
Notice of Zoning Change
Public Hearing
Case: 2024-0048

Honorable Council Members and Public:

I am extremely excited about this opportunity to discuss a zoning change in this area of McKinney.

For the past several years the residents of Stone Brooke Crossing (in particular) have endured the brunt of development in this area. Repeatedly our needs and desires have been disregarded and enough is enough!

Yes, we need to change the zoning and that change should reflect more consideration of single-family homeowners who have invested and established roots in this community. Zoning should be changed to include prohibiting the building of a structure that facilitates gatherings of more than 50 people at a time and that is within 750 feet of an entrance or exit to a subdivision.

Single family homeowners deserve to maintain their property investments, and the livability of their neighborhoods/communities without them being over-run with excessive congestion, traffic and noise. McKinney must be a good place for “everyone” to live and thrive. It’s time for the rights of those who own-single family dwellings to be respected and considered.

Yes, change the zoning and that change should reflect more consideration of homeowners.

Gaylen Brannon
Stone Brooke Crossing

5204 Geode Lane
75072

From: Dianna Weber
Sent: Saturday, July 6, 2024 10:09 PM
To: Contact-Planning
Subject: Proposed zoning change @Virginia and Crutcher Crossing

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

To Whom it may concern,

My husband and I have lived in Stonebrook Crossing for 16 years, and have loved our small neighborhood. We are concerned about the zoning change being requested.

Here are some of our concerns:

- the size of the building and the expected traffic is not appropriate for a neighborhood of single family homes

- with a facility of this type, it is expected that there will be activities both early in the morning and late in the evening resulting in heavier traffic, parking on main thoroughfares and on neighborhood streets.

- noise given the requested use of the property

I am sure there are many other suitable locations in McKinney that would be more appropriately suited for a facility of this type.

Thank you for your consideration in this matter.
Mark and Dianna Weber

From: Xixi
Sent: Saturday, July 6, 2024 6:56 PM
To: Contact-Planning
Subject: Islamic mosque plan

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

To whom it may concern:

We are McKinney residents and we just heard about this planning and zoning agenda regarding the Islamic mosque on Custer and Virginia. We are writing to let you know that we don't agree with this plan.

Some of the reasons:

1. Noise: Possible out speakers on outside of building that comes with 300+ cars and up to 3,000 people coming and going. This will definitely affect the surrounding community and families.
2. Light Pollution: Light pollution from the expansive parking lot.
3. lost of Privacy: a lot of trees will be removed and residents close to the building will loss privacy.

4. Property Value: The lot of land was rezoned in 2017 to mainly allow for single family homes to be built. But now if there's a huge Muslim mosque stand with there on the major road of McKinney, how's the property value and the development of city would be?

We appreciate if you reconsider this plan for all the McKinney residents with all kinds of backgrounds.

Thank you

Meng Family

Sent from my iPhone

From: Stx Tx
Sent: Saturday, July 6, 2024 6:34 PM
To: Contact-Planning
Subject: Zoning Opposition: Item number 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Hi. I have been a resident of Stone Brooke Crossing for over 20 years. When I moved to the area with surrounding undeveloped land, I had faith and trust in our city to enforce the zoning that was in place. If planned zoning is meaningless, no home buyers would ever take a chance on a developing city and buy property next to undeveloped land. Without honoring zoning considerations, and the intent behind them, the quality of life in residential areas would be severely diminished.

This property is currently zoned with the best planning in mind for the neighborhoods & area that surrounds it. This request is so extremely outside of the current boundaries: almost 3 times larger than current requirements (sq ft), 10ft taller, and not nearly enough parking spots for 3,000 people capacity. If builders can so blatantly disregard the zoning parameters in place, then zoning is completely meaningless. It is going to cause traffic chaos, completely overwhelm the area by size and use in every possible way and risk the health and safety of residents' ability to get emergency vehicles in & out during major events and weekly high attendance services.

Please put yourself in our shoes (the residents) who invested their lives and financial resources to this area and trusted the zoning that was in place as the city originally intended. Please retain the zoning in place for the health, safety, and residential nature of the area. There are much better locations that are already zoned for this type of property that are available in McKinney and would be a much better choice for the size of this property. Below are some of the major concerns about this proposal. Thank you!

Concerns: Constant and major large gatherings for 1,000-3,000 people with not enough parking spots to accommodate the high traffic. Excessive Noise that is not reasonable or typical for a residential area, ability to get in and out of your home in a reasonable amount of time, when minutes count in emergency situations. Complete overwhelming & overpowering of a residential area with such a large and high structure with constant high-capacity usage.

Thank you for your time and serious consideration of resident concerns.
Stephanie Fridland

From: Alex W
Sent: Saturday, July 6, 2024 6:27 PM
To: Contact-Planning
Subject: Opposition of rezone plan

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

To whom it may concern,

I am the homeowner at 5213 Arrowhead Way, McKinney in the subdivision of StoneBrook Crossing.

I am opposing the planning to rezone the plot of land to accommodate a building up to 45,000 square feet and 45 feet tall, proposed by The McKinney Islamic Society Mosque based on the following concerns:

- * **Constant Activity:** Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people.
- * **Noise:** Possible loud speakers outside of building. In addition, noise comes with 300+ cars and up to 3,000 people coming and going daily.
- * **Traffic:** Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our current normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.
- * **Parking:** 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests.
- * **Light Pollution:** Light pollution from the expansive parking lot (note the site plans do not list light posts).
- * **Loss of Privacy:** Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans and have yet to submit any tree survey to the city.
- * **Decreased Property Value:** How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?
- * **Simply does not fit into a single family home area:** There are no other buildings that are as tall and large as this projected one within many miles that have constant day and night activities with hundreds of cars coming and going throughout every day. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

Thank you very much for your immediate attention on this matter and look forward to hearing from you soon.

Regards,
Jin-Wu Wang
homeowner

From: Joshua Hand
Sent: Saturday, July 6, 2024 5:08 PM
To: Contact-Planning
Subject: Item number 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Constant Activity: Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people.

* **Noise:**

* **Traffic:** Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our current normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns.

* **Parking:** 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests.

* **Light Pollution:** Light pollution from the expansive parking lot (note the site plans do not list light posts).

* **Loss of Privacy:** Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans *and have yet to submit any tree survey to the city.*

* **Decreased Property Value:** How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?

* **Simply does not fit into a single family home area:** There are no other buildings that are as tall and large as this projected one within many miles that have constant day and night activities with hundreds of cars coming and going throughout every day. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

Who approved this to begin with. I oppose this. Move this somewhere else!!!

Joshua Hand
309 Turtle Ct
Mckinney, TX 75072

From: Ana Viramontes
Sent: Saturday, July 6, 2024 4:33 PM
To: Contact-Planning
Subject: Comment on Item number 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Hello,

My family and I live at Stonebrook Crossing and we are strongly opposed to the rezoning request at the entrance of our neighborhood.

Not only does the structure not fit into a single family home area but the traffic and congestion that will occur through the main entrance/exit of our neighborhood has already been seen on their ground breaking event. Our daily lives will be directly affected by this construction and fear our home value will decrease. This is not something we thought would happen when we bought our biggest life investment.

Please reconsider this rezoning request.

Thank you,
Ana Arteaga
501 Blue Spring Dr

From: Stefani Lackey
Sent: Saturday, July 6, 2024 3:44 PM
To: Contact-Planning
Cc: Geré Feltus; Mayor; Patrick Cloutier; District1; District4; Atlarge1; Atlarge2
Subject: Stone Brooke Crossing Resident Input - Case #2024-0048
Attachments: [Two Entrance Danger for S. Village Dr. and Stone Brooke Crossing.pdf](#); [Proposed Mosque - Line of Sight from 401 S. Village Dr..pdf](#); [View of Proposed Area from 401 S. Village Dr..jpg](#); [2017-04-041 2.pdf](#)

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Dear Planning and Zoning Committee, Mayor Fuller, and esteemed City Council Members,

Good afternoon! My name is Stefani Lackey, and I have been a resident at 401 S. Village Dr. in McKinney for the past 21 years. My husband and I have cherished raising our three daughters here, and as empty-nesters, we envisioned this home as a gathering place for our growing family. However, recent developments regarding the 5.57-acre property adjacent to our neighborhood have raised significant concerns for us.

On March 27, 2024, I learned that the McKinney Islamic Association (MIA) has purchased this property, originally zoned for single-family residential use back in 2017 (see attached document), with plans to construct a mosque. While I acknowledge their legal right to develop the land, I am troubled by the expansion of their plans from a 38,000 sq ft facility accommodating 1,500 worshippers (which already exceeded a reasonable building size for this piece of land) to a 40,000 sq ft facility for 3,000 worshippers. I do not believe that even the original 38,000 sf plan was within planning and zoning regulations.

My concerns are as follows:

1. The proposed capacity seems impractical for the size of the plot. Even with adjustments, accommodating up to 3,000 worshippers raises questions about space utilization and community impact. (For context, McKinney Boyd High School, with a student population of approximately 3,000 students, highlights the sheer scale of this proposed development.)
2. Parking is a significant issue. Plans for only 300 parking spots for such a large association suggest inevitable overflow onto nearby streets in our neighborhood, including South Village Dr. and Stone Brooke Crossing. These areas were never intended for heavy traffic or as overflow parking for large gatherings. The safety of our community, especially our children, is at risk with increased traffic and congestion. We have small children who live in homes along these streets and my own grandchildren visit frequently. The safety of these small children is at risk! Potential mosque traffic congestion (as mapped out in my attachment) and frustrated neighbors who can't exit the neighborhood at the Crutcher Crossing exit due to said traffic congestion will take my street or Stone Brooke Crossing as an alternate route. This a recipe for disaster as little ones can barely be seen next to parked cars. We need to ensure that these little ones are safe! The building plans of the MIA must be kept in check for the safety of ALL involved! (I believe this also raises concerns about compliance with McKinney's zoning ordinance requiring adequate parking provisions for large-scale public facilities.)
3. Community events and daily activities, such as iftars and prayer sessions, may lead to noise and light pollution, impacting the quality of life for nearby residents. I am concerned about potential disruptions to the peaceful environment we currently enjoy. McKinney's noise ordinance and light pollution regulations should be carefully considered in evaluating the impact of the zoning changes that the MIA is currently requesting.

4. The visual impact of replacing natural greenery with a large parking lot is heartbreaking and invasive. Mature trees and the creek that currently grace the border of our neighborhood are essential not only for aesthetic reasons but also as a buffer against noise and visual intrusion. Preservation of green space and compliance with landscaping requirements (Zoning Ordinance Article 4 Section C) are critical to maintaining the character of our neighborhood and the **unique nature** of the City of McKinney itself. (Please see the photo I have attached of the view that I currently have from the front of my home and then imagine what it would look like if all of those trees along the creek were removed.)

While I respect the rights of the MIA to develop their property, I urge the Planning and Zoning Committee and City Council to consider the broader impact of this requested zoning change on Stone Brooke Crossing and the surrounding area. Please do what is best for ALL of the citizens of McKinney. While we celebrate the freedoms that we have as Americans, we should also be considerate and make sure that our freedoms follow laws and ordinances that are in place for the protection of ALL . We value our community's tranquility and safety, and any development should respect these priorities while adhering to McKinney's building codes and ordinances.

Thank you for your attention to this matter. I look forward to hearing your thoughts on how we can ensure responsible development that preserves the safety and character of our neighborhood.

Sincerely,

Stefani Lackey

From: Danielle DeCoudreaux
Sent: Saturday, July 6, 2024 3:34 PM
To: Contact-Planning
Subject: Opposition to rezoning request for agenda item number 2024-0048Z land on the corner of Virginia and Crutcher Crossing for upcoming meeting on July 9

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

I'm writing to express my opposition for the rezoning of the land on the corner of Virginia and Crutcher Crossing in the Stone Brooke Crossing neighborhood. I am the property owner at 5309 Stone Brooke Xing and would be affected by the proposed rezoning of the above mentioned property. To increase the size and height of the property that the land is currently zoned for would be a detriment to the neighborhood and would affect its residents.

Concerns that I and many in my community have are as follows:

- **Constant Activity:** Activities associated with a large building that holds events every day, including large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people.
- **Noise:** Possible loud speakers on the outside of the building. In addition, noise that comes with 300 plus cars and up to 3,000 people coming and going daily.
- **Traffic:** We have children that walk and ride their bikes to the neighborhood pool/park, school, and or bus stops in the neighborhood that would be affected by the increase in automobile traffic in the area of Crutcher Crossing and Virginia that would cause additional safety risks to our children. McKinney Boyd athletes train in the area. Traffic jams along Virginia and Crutcher Crossing when 300 plus vehicles come and go at the same time, 5 plus times a day, every day in addition to our current normal residential traffic issues. Traffic congestion from the proposed increase in size for the Islamic Center in addition to the mega event center that is being planned on the other end of the block at Virginia and Village would cause an enormous amount of additional traffic in the residential neighborhood. When asked the builder was not able to confirm if an official traffic engineering inspection had been completed.
- **Parking:** 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests. Having overflow into our neighborhood also causes concern for the likelihood that car break-ins would increase. Will emergency vehicles have enough space to enter and exit and service the residents if there is an overflow of cars on Crutcher Crossing?

- **Loss of Privacy:** Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes along Crutcher Crossing and Stone Brooke Crossing according to the site plans and have yet to submit a tree survey to the city.
- **Decreased Property Value:** How will property values be affected when homes are suddenly faced with having two large structures at both entrances to our neighborhood.
- **Does not fit into a single family home area:** There are no other buildings that are as tall and large as this projected one within many miles that have constant day and night activities with hundreds of cars coming and going throughout every day. An increase in dome height will not fit the aesthetic to a single family residential neighborhood. The neighborhood will be affected by its gigantic stature, the residents behind the proposed property will 100% be affected. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

The land was zoned for a 15,000 square foot property. The land was purchased knowing the zoning. There was a groundbreaking ceremony by the owners of the property celebrating the upcoming build of the Islamic Center under the current zoning. THE LAND SHOULD REMAIN ZONED FOR IT'S CURRENT RESTRICTIONS.

Please do not allow both entrances to our community to be overridden by large commercial and/or religious structures. What about the quality of life for the residents of Stone Brooke Crossing?

Danielle DeCoudreaux

From: J.D. Robertson
Sent: Saturday, July 6, 2024 2:27 PM
To: Contact-Planning
Subject: Mosque

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

To whom it may concern

As a citizen of McKinney for the last 14 years the expanded planning for the Mosque does not go along with what we have strived very hard to achieve in our community. The traffic alone will cause problems as well as a building that will not fit into the landscape of the community. A building that size should not be directly next to a neighborhood.

Please have our citizens that have built this community in mind. This will cause too much traffic and a burden on the homeowners in this area, not to mention our home values going down.

Thank you.

John D Robertson

1404 Woodhaven Dr, McKinney, TX 75070

From: Emily Reed
Sent: Saturday, July 6, 2024 2:14 PM
To: Contact-Planning
Subject: Oppose Rezoning for Mosque Construction (Item 2024-0048Z)

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Dear Zoning Committee Members,

I am writing to express my opposition to the rezoning request for the McKinney Islamic Society Mosque (Item 2024-0048Z) on the corner of Virginia and Crutcher Crossing.

While I firmly support religious freedom and diversity, the scale of the proposed mosque (45,000 sq ft, 45 ft tall) raises concerns about traffic congestion, noise, parking limitations, and light pollution. These issues could negatively impact the surrounding neighborhood's quality of life and property values.

The mosque's capacity of 3,000 people far exceeds the current zoning allowance and seems incompatible with the surrounding single-family homes. Additionally, the developer has not yet confirmed a traffic engineering inspection, raising concerns about potential gridlock on Virginia and Crutcher Crossing, especially considering the upcoming traffic from the new Event Center.

I urge the committee to carefully consider the potential impact of this project on the community before approving the rezoning request. Thank you for your time and consideration.

From:
Sent: Saturday, July 6, 2024 12:10 PM
To: Contact-Planning
Subject: FW: Zoning Change #2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Dear Planning and Council Members:

Kindly give this letter your attention. My husband and myself have lived in StoneBrooke Crossing for 24 years.

I am writing in regard to the above referenced property on the southeast corner of Virginia Parkway and Crutcher Crossing. I am opposed to the proposed structure and am very concerned about traffic congestion and safety issues. My major concerns are as follows:

- 1) StoneBrooke only has two streets which allow us to enter/exit SBC, which are Village and Crutcher Crossing. There is already a large event center planned for construction on the nearby Virginia Parkway and Lake Forest southwest intersection. This will no doubt place a burden on Village as well, since it is adjacent to the event center. However, it will also place a burden on Crutcher Crossing because that is where the traffic light is located which will enable west bound patrons of the center to exit safely and conveniently. (Village intersects with Crutcher Crossing as well, so patrons will go through the neighborhood.)
- 2) On top of this, another heavy traffic facility is planned which is referenced above at the south east intersection of Virginia and Crutcher Crossing. This facility will no doubt back up traffic for the SBC residents, the adjacent assisted living facility and the event center traffic.
- 3) Note that Village and Crutcher have opposite streets in the development on the north side of VA Pkwy. Their development uses our traffic light as well. We would have traffic back ups on both sides. Keep in mind that there is not much distance between the Crutcher traffic light and the VA Pkwy/Lake Forest intersection.
- 4) Just north of the Virginia and Lake Forest intersection is McKinney Boyd High School. It is a large school with young/and parent drivers, buses, along with pedestrians, including young students. I've seen Virginia Pkwy backed up at school

sessions. Also, I've seen very young children walk home from nearby Dowell Middle School and even younger students from Glen Oaks Elementary. PLEASE NOTE that some Dowell Middle School parents come into our development to pick up their children from behind the school rather than wait on the line in front of the school, which adds to the traffic burden on our development as it is.

5) Bicycle groups use Virginia and Lake Forest, besides regular bicycle and pedestrian activity.

6) There needs to be significant road clearance for emergency vehicles leading up to the Virginia/Lake Forest intersection. We have assisted living facilities and firehouse on Virginia, and it is a main thoroughfare to Baylor, Scott and White Hospital.

In conclusion, the location of this property would best be used for gentle traffic such as doctor or dental office, or the like. Not a property where everyone leaves at the same time. A proper traffic study should be done. It places too much burden on the SBC residents and the surrounding main roads.

Sincerely,
JoAnne Isotti
5501 Crystal Court
McKinney, TX 75072
972-345-5290

From: "JoAnne Isotti"
To: planning@mckinneytexas.org
Cc: "JoAnne Isotti"
Sent: Wednesday July 3 2024 4:19:25PM
Subject: Zoning Change #2024-0048Z

Dear Planning and Council Members:

Kindly give this letter your attention. My husband and myself have lived in StoneBrooke Crossing for 24 years.

I am writing in regards to the above referenced property on the southeast corner of Virginia Parkway and Crutcher Crossing. I am opposed to the proposed structure and am very concerned about traffic congestion and safety issues. My major concerns are as follows:

1)StoneBrooke only has two streets which allow us to enter/exit SBC, which are Village and

Crutcher Crossing. There is already a large event center planned for construction on the nearby Virginia Parkway and Lake Forest south west intersection. This will no doubt place a burden on Village as well, since it is adjacent to the event center. However, it will also place a burden on Crutcher Crossing because that is where the traffic light is located which will enable west bound patrons of the center to exit safely and conveniently. (Village intersects with Crutcher Crossing as well, so patrons will go through the neighborhood.)

2) On top of this, another heavy traffic facility is planned which is referenced above at the south east intersection of Virginia and Crutcher Crossing. This facility will no doubt back up traffic for the SBC residents, the adjacent assisted living facility and the event center traffic.

3) Note that Village and Crutcher have opposite streets in the development on the north side of VA Pkwy. Their development uses our traffic light as well. We would have traffic back ups on both sides. Keep in mind that there is not much distance between the Crutcher traffic light and the VA Pkwy/Lake Forest intersection.

4) Just north of the Virginia and Lake Forest intersection is McKinney Boyd High School. It is a large school with young/and parent drivers, buses, along with pedestrians, including young students. I've seen Virginia Pkwy backed up at school sessions. Also, I've seen very young children walk home from nearby Dowell Middle School and even younger students from Glen Oaks Elementary. PLEASE NOTE that some Dowell Middle School parents come into our development to pick up their children from behind the school rather than wait on the line in front of the school, which adds to the traffic burden on our development as it is.

5) Bicycle groups use Virginia and Lake Forest, besides regular bicycle and pedestrian activity.

6) There needs to be significant road clearance for emergency vehicles leading up to the Virginia/Lake Forest intersection. We have assisted living facilities and firehouse on Virginia, and it is a main thoroughfare to Baylor, Scott and White Hospital.

In conclusion, the location of this property would best be used for gentle traffic such as doctor or dental office, or the like. Not a property where everyone leaves at the same time. A proper traffic study should be done. It places too much burden on the SBC residents and the surrounding main roads.

Sincerely,
JoAnne Isotti
5501 Crystal Court
McKinney, TX 75072
972-345-5290

From: Leslee McKinney
Sent: Monday, July 8, 2024 7:38 AM
To: Contact-Planning
Subject: Item number 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

To City McKinney Council:

My family lives in Stone Brooke Crossing and have major concerns with the proposed zoning change.

Here are just a few that come to mind.

* **Constant Activity:** Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays.

They currently state the building will have capacity for 3,000 people.

* **Noise:** Possible loud speakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily.

* **Traffic:** Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our normal traffic issues AND with future traffic from the Event Center less than a half mile away.

Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.

* **Parking:** 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests.

* **Light Pollution:** Light pollution from the expansive parking lot (note the site plans do not list light posts).

* **Loss of Privacy:** Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans and have yet to submit any tree survey to the city.

* **Decreased Property Value:** How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?

* **Simply does not fit into a single family home area:** There are no other buildings that are as tall or large as this projected one within many miles that have constant day and night activities. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built. Thank you for helping us preserve home values and quality of life.

Sincerely,
Leslee McKinney

From: Dante
Sent: Monday, July 8, 2024 6:58 AM
To: Contact-Planning
Subject: Agenda Item: 2024-0048Z Rezone Request Opposition

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Hello,

I am a resident of the Stonebrooke Crossing neighborhood and oppose the rezone request. See my justifications below

Some of our concerns include:

- * Constant Activity: Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people.
- * Noise: Possible loud speakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily.
- * Traffic: Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.
- * Parking: 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests.
- * Light Pollution: Light pollution from the expansive parking lot (note the site plans do not list light posts).
- * Loss of Privacy: Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans and have yet to submit any tree survey to the city.
- * Decreased Property Value: How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?
- * Simply does not fit into a single family home area: There are no other buildings that are as tall or large as this projected one within many miles that have constant day and night activities. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

Dante Munoz

From: Rebecca Chang
Sent: Monday, July 8, 2024 6:54 AM
To: Contact-Planning
Subject: Item number: 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Dear planning and Zoning commission,

We would like to preserve our homes values and life quality, that's why we disagree to this rezone request.

Reasons below:

A. Constant Activity: Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people

B. Noise: Possible loud speakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily.

C. Traffic: Inevitable traffic jams along Virginia and Crutcher Crossing when 300+ vehicles come and go at the same time. 5+ times a day, every day in addition to our current normal traffic issues AND with future traffic from the Event Center less than a half mile away, and increased traffic may also lead to an increase of accidents and pedestrian safety concerns. When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet

D. Parking: 300 parking spots for a capacity of 3,000 people will create overload parking needs and will congest our streets and limit parking for residents and their guests

F. Light Pollution: Light pollution from the expansive parking lot (note the site plans do not list light posts).

G. Loss of Privacy: Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher Crossing according to site plans and have yet to submit any tree survey to the city.

H. Decreased Property Value: How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?

I. Simply does not fit into a single family area: there are no other buildings that are as tall and large as this projected one within many miles that have constant day and night activities with hundreds of cars coming and going throughout every day. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

Thank you for helping us preserve home values and life quality.

Ling Zhang

Sent from my iPhone

From: Chip Little
Sent: Monday, July 8, 2024 2:18 AM
To: Contact-Planning
Subject: OPPOSITION to Rezoning of Crutcher Crossing @ Virginia

Importance: High

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

URGENT: Opposition to Rezone Request

Meeting: Tuesday 7/9/24 6pm
Planning and Zoning Commission
Item number 2024-0048Z

Hello,

As a concerned citizen of McKinney and a member of our Stone Brooke Crossing community, I strongly and adamantly OPPOSE the rezoning request submitted by the McKinney Islamic Association, set for the agenda this TUESDAY, July 9th at 6pm.

The mega mosque that's proposed for the corner of Virginia and Crutcher Crossing (right across from Legends Assisted Living and at our only main entrance), would be a terrible public safety hazard and would NOT align with the desires of our existing and well established community members of this area.

The request is asking to rezone the plot of land to accommodate a building up to 45,000 square feet and 45 feet tall. Compared to the current zoning that allows 15,000 square feet maximum per building and 35 feet tall maximum, they are evidently wanting to erect a building of TRIPLE the currently-zoned capacity, and an additional ten feet, making it over FOUR STORIES TALL.

This massive of a facility of ANY kind at that corner would absolutely guarantee significant public safety hazards (especially for pedestrians and the elderly community at Legends, immediately across the street), traffic congestion and related incidents, and potentially inaccessibility to our Stone Brooke Crossing community by critical emergency services.

Just their recent groundbreaking ceremony required the intervention of McKinney police for traffic management, and still backed-up traffic for our community on Crutcher Crossing -- our ONLY traffic-controlled ingress and egress point -- FOR SEVERAL HOURS (and this is all already happening, regardless of the current zoning). The zoning requirements on that plot of land are the ONLY thing protecting this community from being entirely consumed by

this mega mosque over the next few years, which would have dire consequences for our residents and our treasured community.

We need YOU to oppose this rezoning request, to continue protecting our vibrant community and this area overall from being dwarfed and overrun by a completely oversized facility. Below are additional details of our concerns.

* Constant Activity: Activities associated with a large building that holds events multiple times every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people.

* Noise: Possible loud speakers on outside of building for prayer activities and recurring notifications. In addition, noise pollution that comes with 300+ cars and up to 3,000 people coming and going daily.

* Traffic: Inevitable traffic jams along Virginia and Crutcher Crossing when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. When asked, the builder was not able to confirm any official traffic engineering inspection has been completed yet.

* Parking: 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests.

* Light Pollution: Light pollution from the expansive parking lot (note the site plans do not list light posts). This could easily mean extremely bright lighting could be mounted at the top of their (requested) 45-foot-tall facility, blinding nearby traffic and community members.

* Loss of Privacy: Loss of privacy for residents whose homes back up against the MIA property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher, according to site plans, and have yet to submit any arboreal survey to the city. Just this loss of natural habitat would likely lead to increased animal and pest activity in the area, negatively impacting adjacent homes and families.

* Decreased Property Value: How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow? Many of us are newer members of Stone Brooke Crossing who bought our homes during the pandemic because of how wonderful this community is. This large of a facility could destroy much of the value we've fought so hard to earn and maintain.

* Simply does not fit into a single family home area: There are no other buildings that are as tall or large as this projected one within many miles that have constant day and night activities. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

Thank you for helping us preserve our homes' values, our families' safety, our quality of life, and our love for our Stone Brooke Crossing community.

Sincerely your constituents,

Chip, Sara, and Landen Little
5509 Amber Way
McKinney, TX 75072
Stone Brooke Crossing residents since 2022

Sent from my Galaxy S23 Ultra

From: Wofford, T Jason
Sent: Monday, July 8, 2024 8:49 AM
To: Contact-Planning
Subject: 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Hello,

I would like to express that I am opposed to the rezoning of the property at 5353 Virginia Parkway. I have been a resident of Stone Brooke Crossing for the past 26 years and I carefully chose this neighborhood based on the zoning around it. I do not think rezoning this property to allow a mega structure visible from the surrounding neighborhoods is in line with the neighborhood community aesthetics. There are many other concerns as well such as added congestion and noise from the Crutcher Crossing entrance to the neighborhood. Please do not allow this property to be rezoned from original zoning restrictions.

Thank you.
Jason Wofford
5104 Sandy CT

--



From: Robyn Lodge
Sent: Monday, July 8, 2024 9:04 AM
To: Contact-Planning
Subject: On the agenda: Item number 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Good day,

I would like to voice my concerns about the proposed mega mosque.

Some concerns include:

* Constant Activity: Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people.

* Noise: Possible loud speakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily.

Traffic: Inevitable traffic jams along Virginia, Crutcher, Ridge Rd and Lake Forrest when 300+ vehicles come and go at the same time, 5+ times a day, every day -

in addition to our normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.

* Parking: 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets.

* Light Pollution: Light pollution from the expansive parking lot (note the site plans do not list light posts).

* Loss of Privacy: Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between surrounding homes & side streets- according to site plans and have yet to submit any tree survey to the city.

* Decreased Property Value.

King Regards,

Robyn Lodge
5004 Bryn Mawr Dr
Mckinney

From: Rusty McKinney
Sent: Monday, July 8, 2024 9:34 AM
To: Contact-Planning
Subject: proposed zoning change

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

To whom this may concern:

My family lives in Stone Brooke Crossing and have major concerns with the proposed zoning change.

Here are just a few that come to mind.

* **Constant Activity:** Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people.

* **Noise:** Possible loud speakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily. * **Traffic:** Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.

* **Parking:** 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests.

* **Light Pollution:** Light pollution from the expansive parking lot (note the site plans do not list light posts).

* **Loss of Privacy:** Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans and have yet to submit any tree survey to the city.

* **Decreased Property Value:** How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?

* Simply does not fit into a single family home area: There are no other buildings that are as tall or large as this projected one within many miles that have constant day and night activities. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built. Thank you for helping us preserve home values and quality of life.

Sincerely,

Rusty McKinney

From: WANG XIANHUI
Sent: Monday, July 8, 2024 9:40 AM
To: Contact-Planning
Subject: 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Dear planning and Zoning commission,

I would like to preserve our homes values and life quality, that's why we disagree to this rezone request.

Reasons below:

A. Constant Activity: Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people

B. Noise: Possible loud speakers on outside of building. in addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily.

C. Traffic: inevitable traffic jams along Virginia and Crutcher Crossing when 300- vehicles come and go at the same time. 5+ times a day, every day-in addition to our current normal traffic issues AND with future traffic from the Event Center less than a half mile away, and increased traffic may also lead to an increase of accidents and pedestrian safety concerns. When asked, the builder was not able confirm any official traffic engineering inspection that has been completed yet

D: Parking: 300 parking spots for a capacity of 3,000 people will create overload parking needs and will congest our streets and limit parking for residents and their guests

F. Light Pollution: Light pollution from the expansive parking lot (note the site plans do not list light posts).

G. Loss of Privacy: Loss of privacy for residents whose homes back up against the property, The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher Crossing according to site plans and have yet to submit any tree survey to the city.

H. Decreased Property Value: How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?

I. Simply does not fit into a single family area: there are no other buildings that are as tall and large as this projected one within may miles that have constant day and night activities with hundreds of cars coming and going throughout every day, The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

Thank you for helping us preserve home values and life quality. Please deny this request.

Best Regards

From: Julie Gullo
Sent: Monday, July 8, 2024 9:57 AM
To: Contact-Planning
Subject: Item number 2024-0048Z (Re-zoning on Virginia)

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

I am a resident of Cambridge and very concerned re the proposed building of a massive event center in what should be residential area.

The area is already congested with traffic increasing daily. Safety is a concern with proposed increase in traffic and activity not to mention the property value of homes nearby and the devastation to the trees!

McKinney is supposed to be Unique by Nature not by nature of the monumental buildings particularly those massive building in the middle of a residential area!

Please sent this rezoning request o ensure and protect the property values of nearby residents and safety of those residents and their children in already congested streets!

Sent from my iPhone

From: Kristin Bartholomew
Sent: Sunday, July 7, 2024 11:59 PM
To: Contact-Planning
Subject: Agenda item number 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Dear Planning Committee,

I am writing to you as a resident of Stone Brook Crossing. My family and I moved to this development in 2022 with the belief that it could be the perfect place to raise our family of 5.

We were drawn to the neighborhood due to its safe, quiet streets, access to a wonderful community pool, and ample spaces for our kids to walk, bike, and play in the streets and on the sidewalks.

I am concerned with the proposed Mosque that has been applied to be built on the corner of Crutcher Crossing and Virginia. The size and magnitude of this facility will no doubt bring large numbers of people to our neighborhood frequently. We are a small community with only one main entrance (the second entrance is rarely used by myself and many in our neighborhood due to the layout of our streets).

With the size of the building being proposed and the relatively small number of parking spaces, I cannot see how our streets and community pool parking lot won't be inundated with cars on a regular basis, creating parking issues for residents and safety issues for the many children who regularly play all around the neighborhood.

I would ask that you reconsider this building project so our neighborhood can remain a quiet community with minimal traffic.

Thank you for considering this request, as I know I am far from alone in this sentiment across the Stone Brook Crossing community.

Sincerely,
Kristin Bartholomew

--

Kristin Bartholomew
kristinbartholomew@gmail.com
847.682.0242

From: Melissa Pennington
Sent: Sunday, July 7, 2024 11:31 PM
To: Contact-Planning
Subject: Opposition to 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

This email is in OPPOSITION to the 2024-0048Z agenda item on July 9th.

As a homeowner in Stone Brooke Crossing, I strongly oppose the approval of a 40,000+ square foot, 45-foot tall building at Crutcher Crossing and Virginia Parkway. This structure, marketed to accommodate 3,000 people with only 300 parking spaces, presents several significant health and safety issues.

Traffic Congestion and Safety:

With only two entrances, our community cannot handle the influx of 300+ cars daily at our main entrance. This increase, combined with traffic from 400+ homes in Stone Brooke Crossing, the communities North of us, and Legends, will cause severe congestion. This will lead to traffic jams, higher accident rates, and jeopardize pedestrian safety, especially for the many school children in our area.

No traffic study has been completed, and any study won't accurately reflect the large influx of traffic from the future event center less than half a mile away at our second entrance.

Emergency Access:

The narrow streets in our community already make navigation difficult. The added traffic and overflow of parked cars on residential streets and along Crutcher will impede emergency vehicles, putting our and Legends residents' health and safety at risk. Resident and guest parking would also be greatly diminished.

Noise and Environmental Impact:

The noise from 3,000 people and their vehicles, special events and potential loudspeakers will interfere with the use and enjoyment of our private property.

The site plan shows significant tree removal along the West and South side and a parking lot paved over a large part of our vital creek area, impacting not only wildlife but mostly our stormwater management.

Property Values and Tax Revenue:

If this lot of land is rezoned, it will harm property values and quality of life. It would also open up the potential for other types of large (unfit for quiet residential area) buildings to

be placed on this lot of land. Additionally, a religious organization building on this land will reduce potential tax revenue for the city, making the Fiscal Impact Model and rezoning to C1 commercial irrelevant.

I urge you to keep the current zoning to protect our community's health, safety, and quality of life.

Sincerely,

Melissa Pennington

From:
Sent: Monday, July 8, 2024 12:01 PM
To: Contact-Planning
Subject: Mega Mosque on corner of Virginia and Crutcher Crossing

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

The homeowners do not want this here!!!!

Some of our concerns include:

* **Constant Activity:** Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people.

* **Noise:** Possible loud speakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily.

* **Traffic:** Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our current normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. *When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.*

* **Parking:** 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests.

* **Loss of Privacy:** Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans *and have yet to submit any tree survey to the city.*

* **Decreased Property Value:** How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?

* **Simply does not fit into a single family home area:** There are no other buildings that are as tall and large as this projected one within many miles that have constant day and night activities with hundreds of cars coming and going throughout every day. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

Thank you for your time.

From: Cesar Duran
Sent: Monday, July 8, 2024 11:57 AM
To: Contact-Planning
Subject: OPPOSITION TO REZONING OF ISLAM CENTER

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Dear Planning & Zoning Team,

I would like to voice my opposition to the rezoning request of the McKinney Islamic Society Mosque (Item # 2024-0048Z).

There are a few points and facts I would like to highlight. The intersection of Virginia and Crutcher Crossing I thought was a business zoning, not a social or church/mosque area. Not giving residents sufficient notice is suspicious to say the least in only a couple weeks before the zoning meeting.

Here are some facts as a resident I would state:

- They are asking the Planning/Zoning Committee to rezone the plot of land to accommodate a building up to 45,000 square feet and 45 feet tall. Compared to the current zoning that allows 15,000 square feet maximum per building and 35 feet tall maximum. In their video on YouTube, they state their facility will be over 38,000 sq ft and fit over 3,000 people.
 1. HOW could they have ALREADY planned this when the zoning wasn't even in place? I'm also curious as to how Zoning staff can already have provided ascent without all the facts! I feel giving approval to this request is premature without the residents providing full input.
 - I am deeply opposed to ANY rezoning for this project for the following reasons below.
 - 1) Traffic: Stone Brooke Crossing has only TWO entrances/exits for residences with the main one being on Crutcher Crossing. This substantial increase in traffic is a major safety concern and issue. There are already issues with exiting and entering traffic at Crutcher Crossing/Virginia. This will

exponentially increase the traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our current normal traffic issues AND with future traffic from the planned Event Center less than a half mile away.

- Increased traffic may also lead to an increase in accidents and pedestrian safety concerns. All other commercial type buildings close to the area do not have NEAR the traffic of what is anticipated with this project. It is my understanding that, when asked, the builder was not able to confirm any official traffic engineering inspection has been completed.

2) Parking: They are saying they will have 300 parking spots. With ONLY 300 parking spots for a capacity of over 3,000 people this will create overflow parking needs and will congest our streets and limit parking for residents and their guests.

- There is no way that 300 parking spots is anywhere NEAR enough for 3,000 people (unless they can guarantee there will be 10 people per vehicle).

- Doubtful they can fit 300 parking spaces in that area given the proximity to the creek that I would assume could be considered a flood plain. Why would they want to build such a large building in the middle of a residential and small commercial building area?

- I can only determine they are already planning to park on the streets of the subdivision, and they know the residents have NO recourse. I've already checked with public safety, and they said as long as they are parking properly (facing in the right direction, not blocking driveways/mailboxes, and not blocking driveways), there is nothing a resident can do – they cannot have them towed.

- There numerous facilities like this built on smaller lots and/or close to residential areas, with this EXACT issue. There is one already in McKinney (their current location), one in Allen and there was one in Richardson years ago – ALL of them have extensive overflow parking into neighboring businesses and residential areas. I'm sure there are many more, but I haven't had time to research them.

- Regarding Parking: The other businesses in the area provide enough parking for their clients so there is NO overflow parking to the neighborhood – and they should be required to do the same!

3) Building Size: There are no other buildings within the general area which back

up against a residential area that are as tall as this projected one. Will they be installing LOUDSPEAKERS on the Dome?

- The nearest would be possibly the hospital. The lot of land was rezoned in 2017 to mainly allow for single family homes or small commercial buildings to be built. All other commercial-type buildings close to the area are no taller than 35 feet.

4) Capacity: As already stated, they are already planning the building to have a capacity of over 3,000 people.

- I just don't see how that size building can support that many people without it being a fire/safety concern.

5) Decreased Property Value: There is no way to know the impact this will have on property values when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow.

- As a current home owner and resident any potential buyers knew of this planned construction, they may NOT purchase a property so close to it. I would guess many people would feel that way.

6) Drainage/Erosion Issues:

- In addition to the loss of privacy mentioned above, what about the drainage/erosion issues the removal of trees could cause?

7) Illumination: What is the builders plan for outside lighting in the parking lot and on the building?

- What assurances do the residents have these lights will not be intrusive?

Over-all opinion:

They knew the zoning when they purchased the property so should have to stick with that. It will have permanent and negative repercussions on the residents in the area with the increased traffic, activity and noise as well as loss of property value

and the general neighborhood characteristics that are expected of a residential area.

Signed; Concerned Resident.

From: Stephen Russo
Sent: Monday, July 8, 2024 11:57 AM
To: Contact-Planning
Subject: Opposition to Rezone Request

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

To whom it may concern:

As residents living at 5399 Sandstone Ln in McKinney, We would like to voice our objection to the planned rezoning of the McKinney Islamic Society Mosque. Our objection is based on the following:

- (1) We have serious concerns about my property value. Values will likely drop when homes face a mega building at the main entrance to our neighborhood.
- (2) There will be almost constant activity. With a building capacity of 3,000, events will often be large and noisy and will be disruptive to the neighborhood.
- (3) Increased traffic will lead to jams along Virginia and Crutcher Crossing. This will negatively impact the quality of life for residents of the neighborhood. The builder has not been able to confirm that any traffic engineering inspection has been completed yet.
- (4) A capacity of 3,000 people will require 300+ parking spaces, likely spilling over to residential streets. This will congest neighborhood streets and limit parking for residents.
- (5) There will be light pollution from the expansive parking lot.
- (6) A building of the proposed size is simply incompatible with a small neighborhood with single-family homes. There are no other buildings in the immediate area that are as tall and large as this projected one that have constant day and night activities with hundreds of cars coming and going all day, every day. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

Thank you for considering our concerns.

Sincerely,

Stephen and Nelli Russo
5309 Sandstone Ln
McKinney, TX 75072

From: gina duran
Sent: Monday, July 8, 2024 11:28 AM
To: Contact-Planning
Subject: URGENT - Opposition to Rezoning Request #2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

To Whom It May Concern:

I would like to voice my opposition to the rezoning request of the McKinney Islamic Society Mosque (Item # 2024-0048Z).

First, I would like to say I keep wondering why land around residential areas is being sold to anyone for purposes other than what it is currently zoned for in the first place. I'm also frustrated that notices are put up only about 2 weeks before the zoning meeting – which may not give people time to prepare or make plans to attend the meetings (6p is still too early given the fact that many aren't even home from work yet).

My understanding of this project is as follows:

They are asking the Planning/Zoning Committee to rezone the plot of land to accommodate a building up to 45,000 square feet and 45 feet tall. Compared to the current zoning that allows 15,000 square feet maximum per building and 35 feet tall maximum. In their video on YouTube, they state their facility will be over 38,000 sq ft and fit over 3,000 people. HOW could they have ALREADY planned this when the zoning wasn't even in place? I'm also curious as to how P&Z staff can already have provided their approval (per the agenda) without all the facts. There are more studies and questions that need to be answered and seems to me giving approval for this rezoning is putting the cart before the horse.

I am deeply opposed to ANY rezoning for this project for the following reasons below.

- 1) Traffic: Stone Brooke Crossing has only TWO entrances/exits for residences with the main one being on Crutcher Crossing. This substantial increase in traffic is a major safety concern and issue. There are already issues with exiting and entering traffic at Crutcher Crossing/Virginia. This will exponentially increase the traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our current normal traffic issues AND with future traffic from the planned Event Center less than a half mile away. Increased traffic may also lead to an increase in accidents and pedestrian safety concerns. All other commercial type buildings close to the area do not have NEAR the traffic of what is anticipated with this project. It is my

understanding that, when asked, the builder was not able to confirm any official traffic engineering inspection has been completed.

2) Parking: They are saying they will have 300 parking spots. With ONLY 300 parking spots for a capacity of over 3,000 people this will create overflow parking needs and will congest our streets and limit parking for residents and their guests. There is no way that 300 parking spots is anywhere NEAR enough for 3,000 people (unless they can guarantee there will be 10 people per vehicle). I also am doubtful they can fit 300 parking spaces in that area given the proximity to the creek that I would assume could be considered a flood plain. Why would they want to build such a large building in the middle of a residential and small commercial building area? It makes no sense whatsoever – except the fact they saw it as a way to get “free” parking at the expense of the neighborhood. This means they are already planning to park on the streets of the subdivision, and they know the residents have NO recourse. I’ve already checked with public safety, and they said as long as they are parking properly (facing in the right direction, not blocking driveways/mailboxes, and not blocking driveways), there is nothing a resident can do – they cannot have them towed. I have seen numerous facilities like this built on smaller lots and/or close to residential areas, with this EXACT issue. There is one already in McKinney (their current location), one in Allen and there was one in Richardson years ago – ALL of them have extensive overflow parking into neighboring businesses and residential areas. I’m sure there are many more, but I haven’t had time to research them. It seems to me they purchase, plan and build knowing full well there isn’t enough space for parking. That is NOT acceptable and should not be allowed. The other businesses in the area provide enough parking for their clients so there is NO overflow parking to the neighborhood – and they should be required to do the same!

3) Building Size: There are no other buildings within the general area which back up against a residential area that are as tall as this projected one. The nearest would be possibly the hospital. The lot of land was rezoned in 2017 to mainly allow for single family homes or small commercial buildings to be built. All other commercial-type buildings close to the area are no taller than 35 feet.

4) Capacity: As already stated, they are already planning the building to have a capacity of over 3,000 people. I just don’t see how that size building can support that many people without it being a fire/safety concern.

5) Decreased Property Value: There is no way to know the impact this will have on property values when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow. I can tell you if I was a potential buyer and knew of this planned construction, I would NOT purchase a property so close to it. I would guess the majority of people would feel that way.

6) Constant Activity / Noise: I'm concerned about the activities and noise associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. All the other commercial buildings in the area have limited hours and less activity – especially outside of normal business hours and certainly nowhere near the occupancy size. The noise that comes with 300+ cars and up to 3,000 people coming and going daily (and possibly into the evenings) could be significant. Have they provided information on their intent of operating hours and activities? Also, has any mention been made as to whether there will be loudspeakers on the outside of the building?

7) Loss of Privacy: Loss of privacy for residents whose homes back up against the property. According to site plans, the developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher Crossing, yet they have not submitted any tree survey to the city. Aren't they REQUIRED to have the same number of diameter of trees? I know when we moved here back in 2001, we were told that builders are required to replace any cut down trees with the same amount of tree diameter. Will that be the case here? The loss of the privacy buffer between a major building and residential homes is concerning.

8) Drainage/Erosion Issues: In addition to the loss of privacy mentioned above, what about the drainage/erosion issues the removal of trees could cause? Also, if they are planning to pave close to the creek area, they will need to shore it up to protect it from flooding – won't that cause issues for the housing in the area? If it's shored up on one side the water won't have any other place to go except to the other side – into people's homes.

9) Possible light pollution: What is the builders plan for outside lighting in the parking lot and on the building? What assurances do the residents have these lights will not be intrusive?

10) I'm also extremely concerned about the impact on nature in the area. I know there have been families of coyotes and bobcats living in the woods along that creek and throughout the entire tree line on the edge of the community. In addition to the numerous other small wildlife that will be impacted including nests of hawks that I have seen in the past in the large trees on that lot. McKinney is supposed to be UNIQUE BY NATURE and it is moving further and further away from that and becoming a concrete jungle with a few young trees.

The bottom line is this request does NOT fit in with the current zoning of the residential and small commercial buildings and their exception requests should be denied. They knew the zoning when they purchased the property so should have to stick with that. It will have permanent and negative repercussions on the residents in the area with the

increased traffic, activity and noise as well as loss of property value and the general neighborhood characteristics that are expected of a residential area.
Based on all this, I'm asking the Planning/Zoning Commission to deny their rezoning request.

Thank you.

--

Gina Duran
5213 Stoney Trail
McKinney, TX 75072

214-287-5214

From: ailee Chang
Sent: Monday, July 8, 2024 11:22 AM
To: Contact-Planning
Subject: Item # 2024-00482

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Quan Liou & Ai Chang
2013 Trinity Ln
McKinney, TX 75070

214-392-4662
July 7th, 2024

City of McKinney Planning Department
Attention: Rezoning Protests
McKinney, TX
contact-planning@mckinneytexas.org

Dear Planning Department,

I am writing to express my strong opposition to the proposed rezoning for the construction of a 45,000 square foot mosque at the intersection of Custer and Virginia in McKinney.

While I respect the rights of all religious groups to have places of worship, I am deeply concerned about the multiple adverse impacts this project will have on our community. Specifically, I believe that the construction and operation of such a large facility will lead to significant increases in traffic congestion, noise pollution, and light pollution, which will severely affect the quality of life for residents in the surrounding areas.

Traffic Congestion: The intersection of Custer and Virginia is already a busy area, and the addition of a large mosque will undoubtedly exacerbate traffic problems. The influx of visitors, especially during peak worship times, will lead to longer commute times, increased risk of accidents, and overall congestion that will disrupt daily activities for residents.

Noise Pollution: A facility of this size will generate considerable noise from both construction activities and the regular operation of the mosque. This will disturb the peace that residents currently enjoy, particularly those who live close to the proposed site.

Light Pollution: The mosque will likely require substantial outdoor lighting for safety and

security purposes. This additional lighting will contribute to light pollution, affecting the natural nighttime environment and the comfort of nearby residents.

In light of these concerns, I urge the Planning Department to reconsider the proposed rezoning and seek alternative locations that would have less impact on residential areas. It is crucial to preserve the well-being and quality of life for the residents of McKinney.

Thank you for considering my objections. I hope that the City of McKinney will make a decision that takes into account the concerns of its residents and the long-term effects on our community.

Sincerely,

Quan Liou



From: Douglas Slattery
Sent: Monday, July 8, 2024 11:04 AM
To: Contact-Planning
Subject: Proposed rezoning for islamic center on Virginia & Crutcher Crossing
opposition

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Dear City Planning Team,

My name is Doug Slattery and I am a resident of the Stone Brooke Crossing community and previous HOA board member.

I, like many other community residents as well as neighboring communities want to express our opposition to the zoning request proposed on May 8, 2024 by RBA architects to accommodate an oversized islamic center.

Having such an oversized facility pushes the property's capacity and will significantly add to commercial traffic currently coming and going from the memory care facility right across Crutcher Crossing. This additional traffic will not only affect added congestion but also safety for a community with young children.

The center's ideological values also don't fit with a predominantly Christian based population which would negatively affect "curb appeal" of the neighboring communities.

I respectfully and strongly recommend that the unwelcome zoning request be denied.

Please feel free to reply with any thoughts or comments.

Sincerely,
Doug Slattery
Stone Brooke Crossing resident
808-220-0887

From: Ai-Peng Chang
Sent: Monday, July 8, 2024 10:51 AM
To: Contact-Planning
Subject: Item # 2024-00482

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Ashley Chang
6216 Calloway Dr
McKinney, TX 75070

July 7th, 2024

City of McKinney Planning Department
Attention: Rezoning Protests
McKinney, TX
contact-planning@mckinneytexas.org

Dear Planning Department,

I am writing to express my strong opposition to the proposed rezoning for the construction of a 45,000 square foot mosque at the intersection of Custer and Virginia in McKinney.

While I respect the rights of all religious groups to have places of worship, I am deeply concerned about the multiple adverse impacts this project will have on our community. Specifically, I believe that the construction and operation of such a large facility will lead to significant increases in traffic congestion, noise pollution, and light pollution, which will severely affect the quality of life for residents in the surrounding areas.

Traffic Congestion: The intersection of Custer and Virginia is already a busy area, and the addition of a large mosque will undoubtedly exacerbate traffic problems. The influx of visitors, especially during peak worship times, will lead to longer commute times, increased risk of accidents, and overall congestion that will disrupt daily activities for residents.

Noise Pollution: A facility of this size will generate considerable noise from both construction activities and the regular operation of the mosque. This will disturb the peace that residents currently enjoy, particularly those who live close to the proposed site.

Light Pollution: The mosque will likely require substantial outdoor lighting for safety and security purposes. This additional lighting will contribute to light pollution, affecting the natural nighttime environment and the comfort of nearby residents.

In light of these concerns, I urge the Planning Department to reconsider the proposed rezoning and seek alternative locations that would have less impact on residential areas. It is crucial to preserve the well-being and quality of life for the residents of McKinney.

Thank you for considering my objections. I hope that the City of McKinney will make a decision that takes into account the concerns of its residents and the long-term effects on our community.

Sincerely,

Ashley Chang
Sent from my iPhone

From: Phyliss Machiano
Sent: Monday, July 8, 2024 10:23 AM
To: Contact-Planning
Subject: Item #2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

I am writing in opposition to a change of zoning on this plot..

A building with a height of 45 ft and a footprint of 45,000 Sq ft is inconsistent with the stretch of land from Lake Forest to Custer Rd.

The tallest building in this area is the Trinity Presbyterian Church which was built in 1991. That was a time when Custer Rd and Virginia Pkwy were one lane roads. There were many ranch properties, including a sheep farm on the corner of Custer and VA. Pkwy. There were cattle and horses grazing, and many, many trees.

The need for doctors's offices, supermarkets, gas stations, and strip malls is obvious and necessary. However there is no construction along that route that is 45ft tall. The exception is St. Gabriel Church which is significantly set back from the road and shielded by trees at the corner of VA. Pkwy and St. Gabriel Way.

Finally, I would like to quote from Dr. Seuss' book, The Lorax. "I speak for the trees". There has not been a tree survey by the owners of the plot, submitted to the city.

There has not been an official traffic engineering inspection.

Without these two vital pieces of information, how can a decision be made that maintains the character of McKinney? Please don't create a city that looks like Plano or Frisco.

Thank you for your consideration of this request.

Sincerely,
Phyliss Machiano
5521 Amber Way
McKinney 75072
972.562.1406

From:
Sent: Monday, July 8, 2024 10:31 AM
To: Contact-Planning
Subject: Agenda item 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

We are writing in regard to the proposed rezoning of the McKinney Islamic Society Mosque on Virginia and Crutcher Crossing. We are opposed to this change for the following reasons:

This rezoning proposal would fundamentally change the character of our neighborhood in a very negative way.

The proposed building is 3 times larger and 50% taller than what is allowed under current zoning.

Traffic and congestion will increase significantly.

Parking on the limited surrounding streets will be problematic.

Noise from the large venue and associated traffic will have a negative impact on our community.

Property values will suffer due to the many negative issues caused by this proposed facility.

We urge you to consider the negative impact this rezoning would have on our community!

Gary and Kimberly Miller
204 Stone Brooke Ct.

From: Sherry Jackson
Sent: Monday, July 8, 2024 12:22 PM
To: Contact-Planning
Subject: Opposition To Rezoning Request
Attachments: [IMG_4653.jpg](#); [IMG_4655.jpg](#); [IMG_4654.jpg](#); [IMG_4652.jpg](#)

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

I am writing in opposition to the proposed rezoning of the property at the corner of Virginia and Crutcher Crossing.

I am a resident of Stone Brook Crossing. Our community has only two entrances. One is at Virginia and S. Village Drive (where the new event center is planned). The other is at Virginia and Crutcher Crossing. The event center, which was opposed by everyone in Stone Brook Crossing, unfortunately passed. My home backs up to this event center! Increased traffic and the noise associated with it will be a huge burden on our homes. But – there is nothing that the residents can do about this since the City approved it without any attempt to understand our concerns.

So - now, we are faced with another huge traffic nightmare with the proposed Mosque at the other entrance to our community – Virginia and Crutcher Crossing. The increase in traffic will inevitably create another huge burden to our calm little neighborhood. The proposed 300 parking spots for a capacity of 3,000 people will create an overflow that will spill over into our streets. This was experienced on Saturday, April 6, when the Mosque held its groundbreaking. Cars were lined up and down Crutcher Crossing and S Village Drive on both sides of the street! It was extremely congested and hard to drive through. I am attaching photos of what a hazard this was in our neighborhood. Please look at them and imagine if this was your neighborhood!

The constant traffic, activity and noise that will be associated with the Mosque, in addition to the event center, will harm our community. There is no doubt that our property values will drop significantly. The proposed height of the Mosque **does not fit in a single-family home area.**

Please do **NOT** allow this property to be rezoned to accommodate a building up to 45,000 square feet and 45 feet tall. Please help us preserve our home values and our quality of life.

Sincerely,

Sherry Jackson
5120 Sandy Court

From: Shane Griggs
Sent: Monday, July 8, 2024 3:20 PM
To: Contact-Planning
Subject: The Mckinney Islamic Society Mosque

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Do not change the zoning for this project, we live in what used to be a very quiet little neighborhood and the construction of this overly large & overly tall monstrosity, along with the traffic impact on the only entrance in & out of our neighborhood & way to close to our community pool will be a disaster. Not to mention the loss of the beautiful greenbelt & the impact that will have on the environment.

Our concerns are:

* **Constant Activity:** Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays.

They currently state the building will have capacity for 3,000 people.

* **Noise:** Possible loud speakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily.

* **Traffic:** Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our current normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. *When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.*

* **Parking:** 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests.

* **Light Pollution:** Light pollution from the expansive parking lot (note the site plans do not list light posts).

* **Loss of Privacy:** Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans *and have yet to submit any tree survey to the city.*

* **Decreased Property Value:** How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?

* **Simply does not fit into a single family home area:** There are no other buildings that are as tall and large as this projected one within many miles that have constant day and night activities with hundreds of cars coming and going throughout every day. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

--

Shane Griggs
5513n Turtle Way
McKinney 75072

From:
Sent: Monday, July 8, 2024 3:34 PM
To: Contact-Planning
Subject: On the agenda: Item number 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

To Whom it may concern

We would like to address the building in agenda 2024-0048Z. We do not want this in our backyards. I have some points for you to review.

I cannot attend the meeting below, but still wanted my voice and concern heard.

Meeting: Tuesday 7/9/24 6pm Planning and Zoning Commission Address: 222 N. Tennessee St. McKinney, Texas 75069 On the agenda: Item number 2024-0048Z Some of our concerns include: * Constant Activity: Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people. * Noise: Possible loud speakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily. * Traffic: Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our current normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet. * Parking: 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests. * Light Pollution: Light pollution from the expansive parking lot (note the site plans do not list light posts). * Loss of Privacy: Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans and have yet to submit any tree survey to the city. * Decreased Property Value: How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow? * Simply does not fit into a single family home area: There are no other buildings that are as tall and large as this projected one within many miles that have constant day and night activities with hundreds of cars coming and going throughout every day. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

I believe there are other more functional areas of land that this type of building would flourish in and not cause so many issues to the surrounding neighborhood in our community.

Warm Regards,
Ana Chavarria

From:
Sent: Monday, July 8, 2024 3:36 PM
To: Contact-Planning
Subject: On the agenda: Item number 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

To Whom it may concern

We would like to address the building in agenda 2024-0048Z. We do not want this in our backyards. I have some points for you to review.

I cannot attend the meeting below, but still wanted my voice and concern heard.

Meeting: Tuesday 7/9/24 6pm Planning and Zoning Commission Address: 222 N. Tennessee St. McKinney, Texas 75069 On the agenda: Item number 2024-0048Z Some of our concerns include: * Constant Activity: Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people. * Noise: Possible loud speakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily. * Traffic: Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our current normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet. * Parking: 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests. * Light Pollution: Light pollution from the expansive parking lot (note the site plans do not list light posts). * Loss of Privacy: Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans and have yet to submit any tree survey to the city. * Decreased Property Value: How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow? * Simply does not fit into a single family home area: There are no other buildings that are as tall and large as this projected one within many miles that have constant day and night activities with hundreds of cars coming and going throughout every day. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

I believe there are other more functional areas of land that this type of building would flourish in and not cause so many issues to the surrounding neighborhood in our community.

Warm Regards,
Savanah Chavarria

From: Kim Collins
Sent: Monday, July 8, 2024 3:41 PM
To: Contact-Planning
Subject: Rezoning Item # 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

To Whom it May Concern,

This email is to voice our strong protest to the above zoning change request. As 25-year residents of this community, this original rezoning plan was never broadly publicized/communicated. Last we were informed in 2017 this parcel of land was zoned for residential use. In addition to the event center that was also recently approved located near our community this approval brings serious concerns, not only to our property values, but the chaos it is sure to bring with this being at the front of our neighborhood. Our concerns outlined in agreement with our community below.

1.) Constant Activity: Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people.

2.) Noise: Possible loud speakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily.

3.) Traffic: Virginia Parkway IS THE ONLY EXIT from our neighborhood. Traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our current normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. *When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.*

4.) Parking: 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests. This is in addition to the event center parking that will also be a problem.

5.) Light Pollution: Light pollution from the expansive parking lot (note the site plans do not list light posts).

6.) Loss of Privacy: Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans *and have yet to submit any tree survey to the city.*

7.) Decreased Property Value: How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?

8.) Simply does not fit into a single family home area: There are no other buildings that are as tall and large as this projected one within many miles that have constant day and night activities with hundreds of cars coming and going throughout every day. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

Question. Would you want a 45,000 sq. ft. + 45 ft tall building at the front of your residential neighborhood that could accommodate up to 3000 with parking for 300?

See pictures of the ground breaking attached. It's unacceptable this is even being considered.

Mike and Kim Collins
5524 Crystal Court
McKinney, Texas
972.400.1865

From: Mary Jo Pease
Sent: Monday, July 8, 2024 12:14 PM
To: Contact-Planning
Subject: Zoning change protest

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Good afternoon,

I am a home owner in Stonebrooke Crossing and would like to voice my concerns on the proposed changes to zoning on the lot at the corner of Crutcher Crossing and Virginia.
I'm concerned about enhanced traffic at the entrance to a quiet neighborhood and the height of the building.

Thank you for your consideration.
Mary Jo Pease

From: Cindy Poetschke
Sent: Monday, July 8, 2024 3:01 PM
To: Contact-Planning
Subject: Concerns regarding the proposed changes in Re-Zoning - McKinney Islamic Society Mosque

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Hello,

My name is Cindy Poetschke and I am the Resident Director of Legend Assisted Living. I am writing to express my concerns and opposition to the rezoning that has been requested for the property that sits directly across the street from Legend of McKinney Assisted Living. It is my understanding, the McKinney Islamic Society is asking Planning to rezone the plot of land to accommodate a building up to 45,000 square feet and 45 feet tall. Compared to the current zoning that allows 15,000 square feet maximum per building and 35 feet tall maximum.

The residents that live at Legend of McKinney are senior citizens and they enjoy walking around our community for exercise. I am concerned that the increase traffic and people cutting through our lot will create an unsafe environment for the residents as they try to walk outside. It will also create a major traffic and parking issue for the neighborhood.

When the Islamic Society had their ground breaking, I had to have staff in our parking lot to keep them from parking in our parking spots. Our community is 35 feet in height and we have 100 parking spots. How is it possible to have 300+ parking spots for a smaller lot? If this building is to accommodate 3,000 people, where and how will the traffic be managed around this area? I think the short answer to these questions would be ...It will not be managed. I know because I saw how the groundbreaking parking was managed.

I am greatly concerned that this will have a negative impact on our resident family members as they try to come and visit their loved ones; not to mention the daily traffic congestion that it will have during the special holidays.

I do not know if they will be having a loud speaker to play for The Call to Prayer, but if so, how will that be monitored? Is there a noise ordinance for the city? I am certain that the residents of Legend of McKinney are not going to want to hear that multiple times a day as it would be very disruptive.

Please reconsider this re-zoning request. I do not oppose the Mosque, I oppose the fact that a request has been made to bend the rules that will have a negative impact on our community.

Thank you for your consideration.

Cindy Poetschke
972-540-5100

Cindy Poetschke
Residence Director
Legend of McKinney

Phone: 972-540-5100



220 S Crutcher Crossing
McKinney, TX 75070

www.legendseiorliving.com

Find us on social media   



This message may contain confidential and/or privileged information, including patient information protected by privacy laws. If you are not the addressee or authorized to receive this for the addressee, you must not use, copy, disclose, or take any action based on this message or any information herein. If you have received this message in error, please advise the sender immediately by reply e-mail and delete this message. Thank you for your cooperation.

From: Rodney Ray
Sent: Monday, July 8, 2024 2:38 PM
To: Contact-Planning
Subject: Fw: Re-Zoning of the corner lot Virginia and Crutcher Crossing (Item number 2024-0048Z)

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Hello,

This email is regarding the request submitted by the Mckinney Islamic Society to re-zone the lot at the corner of Virginia Pkwy and Crutcher Crossing to allow construction of a mosque up to 45,000 square feet and 45 feet tall.

As a resident of the Stone Brooke Crossing neighborhood, I **strongly oppose the re-zoning** as it will negatively impact the life of the Stone Brook Crossing residents.

- The land in question is zoned to accommodate max 15,000 square feet structure (35 feet tall max). Building a 45,000 square feet structure will leave **no room for sufficient parking** of approximately 3,000 mosque visitors (the number stated by the requestor) and will cause **neighborhood streets congestion** and limit parking for the residents and their guests
- With 300+ vehicles visiting the mosque at the same time multiple times a week, there will be **huge traffic jams** along Virginia and Crutcher Crossing (with young kids walking/biking to/from school on a daily basis this is major concern as this **increases the likelihood of traffic accidents**)
- The constant activity associated with such a large building, the noise, the loss of privacy (most of those beautiful mature trees that currently serve as a natural barrier between people's homes and the busy city streets are to be removed according to the developer's plans!!!) - all this will **significantly reduce the quality of life** of the Stone Brooke Crossing residents, both adults and children.
- The proposed building **does not fit in the area** "populated" with single-family homes, the land was re-zoned already in 2017 to allow for the single-family homes to be built
- Our **property value is likely to decrease** due to all the above-listed reasons.

Thank you in advance for your attention to this matter. I do hope the concerns of the the residents will be heard and the Committe will do what is best for the people of Stone Brooke Crossing neighborhood.

Rodney Ray

From: Ksenia Ray
Sent: Monday, July 8, 2024 2:27 PM
To: Contact-Planning
Cc: Ksenia Ray
Subject: Re-Zoning of the corner lot Virginia and Crutcher Crossing (Item number 2024-0048Z)

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Hello,

This email is regarding the request submitted by the Mckinney Islamic Society to re-zone the lot at the corner of Virginia Pkwy and Crutcher Crossing to allow construction of a mosque up to 45,000 square feet and 45 feet tall.

As a resident of the Stone Brooke Crossing neighborhood, I **strongly oppose the re-zoning** as it will negatively impact the life of the Stone Brook Crossing residents.

- The land in question is zoned to accommodate max 15,000 square feet structure (35 feet tall max). Building a 45,000 square feet structure will leave **no room for sufficient parking** of approximately 3,000 mosque visitors (the number stated by the requestor) and will cause **neighborhood streets congestion** and limit parking for the residents and their guests
- With 300+ vehicles visiting the mosque at the same time multiple times a week, there will be **huge traffic jams** along Virginia and Crutcher Crossing (with young kids walking/biking to/from school on a daily basis this is major concern as this **increases the likelihood of traffic accidents**)
- The constant activity associated with such a large building, the noise, the loss of privacy (most of those beautiful mature trees that currently serve as a natural barrier between people's homes and the busy city streets are to be removed according to the developer's plans!!!) - all this will **significantly reduce the quality of life** of the Stoen Brooke Crossing residents, both adults and children.
- The proposed building **does not fit in the area** "populated" with single-family homes, the land was re-zoned already in 2017 to allow for the single-family homes to be built
- Our **property value is likely to decrease** due to all the above-listed reasons.

Thank you in advance for your attention to this matter. I do hope the concerns of the the residents will be heard and the Committe will do what is best for the people of Stone Brooke Crossing neighborhood.

Ksenia Ray

From: Selina Garcia
Sent: Monday, July 8, 2024 2:07 PM
To: Contact-Planning
Subject: Islamic Mosque

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

To Whom It May Concern,

I hope this letter finds you well. I am writing to express my concerns regarding the proposal for an Islamic mosque in our neighborhood. While I understand and respect the right to religious freedom, there are several factors that I believe warrant careful consideration before proceeding with this project.

Firstly, the issue of traffic congestion and parking needs to be addressed. Mosques often attract large congregations, particularly during peak times such as Friday prayers. Our neighborhood infrastructure is not equipped to handle such increased traffic flow, potentially leading to safety hazards and inconvenience for residents.

Secondly, there are concerns about the impact on property values. Studies have shown that the presence of religious institutions, particularly mosques, can sometimes lead to a decrease in property values in surrounding areas. This could have long-term implications for homeowners in our community.

Additionally, noise levels need to be carefully managed. Calls to prayer and other activities associated with the mosque could disrupt the peace and tranquility that many residents value in our neighborhood.

Furthermore, while cultural diversity is enriching, there may be concerns about maintaining the character and identity of our neighborhood. Introducing a large religious institution could alter the dynamics and sense of community that currently exists.

Lastly, there are security considerations that should not be overlooked. Given the unfortunate rise in hate crimes and incidents targeting religious minorities, there may be understandable fears about safety and security for both worshippers and residents.

In conclusion, I urge you to consider these factors and engage in a transparent dialogue with the community before making a final decision on the mosque proposal. It is essential that all voices are heard and that any potential impacts on our neighborhood are thoroughly evaluated.

Thank you for your attention to this matter. I look forward to hearing from you and participating in the ongoing discussion.

Sincerely,

Carlos and Selina Garcia

Stonebrooke Crossing Residents for 23 years.

Eight Main Concerns:

1.Zoning and Land Use

2.Environmental Impact

3.Cultural Sensitivity

4.Community Cohesion

5.Perceived Overcrowding

6.Economic Impact/ Property value

7.Security Concerns

8.Noise Pollution

From: cathy lightfoot ·
Sent: Monday, July 8, 2024 1:41 PM
To: Contact-Planning
Subject: Item number 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Good Afternoon,

My email will be short due to recent eye surgery. I live in Stone Brooke Crossing and I am very concerned with the size of the building that is being requested to be built on the corner of Crutcher Crossing and Virginia. The property is not large enough to create a 45,000 sq ft building and still provide adequate parking space. The overflow parking will take over our neighborhood. Our neighborhood only has two entrances. Both entrances are now being allowed to build HUGE buildings with heavy traffic. We have a memory care with assisted living on the corner and I am concerned that first responders will not be able to access them promptly due to all the cars and traffic that will be created. I am very disappointed that these are being considered and worry about the effect on my property value. A building that is 45,000 sq ft and 45 feet tall on a 5-acre tract is concerning and will stand out like a sore thumb. Our neighborhood has many small children and the constant activity taking place at both entrances is unsafe traffic levels. Is the city of McKinney planning and zoning going to require a traffic study to be completed? The two large buildings to not fit in a single-family home zoned area. Please take the concern of the neighborhood of Stone Broke Crossing into consideration.

thank you,

Cathy Lightfoot

From: Joanne Broadus
Sent: Monday, July 8, 2024 1:34 PM
To: Contact-Planning
Subject: Objection/McKinney Islamic Society Moque zoning change

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

To whom it may concern

As a homeowner in Stonebrook Crossing we must make known our opinions and objections to the request from the McKinney Islamic Society's request to rezone the lot on the corner of Virginia and Crutcher Crossing for a building three times the size and substantially taller than zoning now permits.

They expect 3000 attendees and have provided for just 300 vehicles. Make no mistake, attendees don't travel in cars of 10.

The Mckinney Islamic Society Mosque is on the City Planning agenda for June 9th, and we intend to be present for the hearing because this cannot possibly be entertained.

Below are SOME of our concerns:

- 1) If an inch is given, a yard will be taken. The purchasers of the land knew the zoning at the time they bought it and fully intended to skirt it. We must uphold our values.
- 2) The noise pollution will be unbearable. The calls to prayer, generally 5 times per day, will be done with a tannoy speaker. These calls to prayer can be at 3am.
- 3) The parking is insufficient for their attendees, so our quiet neighborhood streets will be lined with cars. Having seen the roadways and surrounding parking lots pre and post prayer time at the mosque on Eldorado/Hardin, the surrounding business parking lots roads become congested and hazardous because the attendees park/dump cars and walk to the venue.
- 4) This type of massive venue is not suitable for this area. There are no other buildings that are as tall and large as this projected one within many miles. This lot of land was only rezoned in 2017 to generally allow for single family homes to be built.
- 5) Our charming neighborhood will lose appeal fast, property values will decrease as residents move out at lower sales prices.
- 6) Traffic on Virginia will become a nightmare. More accidents and our children have to walk to McKinney Boyd and the risk of pedestrian injuries will increase.

7) If the construction requires lane closures on Virginia, we will face months long closures and delays. Case in point, the recent closure of the right lane on Virginia east bound toward Hardin - that was closed from March till October while construction there halted for months. (Vibe car wash) McKinney does not require contractors to be bonded unless it's a city structure, nor does it enforce penalties for delayed completion. The City could not step in before, and won't again.

regards
Joanne Broadus
Homeowner

Joanne Broadus

From: June Smith
Sent: Monday, July 8, 2024 12:46 PM
To: Contact-Planning; CMA Communications
Subject: Zone 2024-0048 - McKinney Islamic Association Virginia

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

This should not be approved. The request of having this building three times the maximum size is ludicrous. Prior to purchasing the land this should have been researched.

- **Anticipated attendance exceeds what parking is allowed.**
- **Therefore, parking will be utilized street side**
- **Creates traffic jam and probable risk for health and safety.**
- **Fire trucks and Ambulances will be delayed placing residents at risk.**
- **The park and swimming pool will no longer be functional due to the excessive traffic.**

The regulations are set and should not have exceptions. If allowed, whom would be held responsible for any and all health and safety hazards. **In addition, our neighborhood will no longer be the desired place to live.**

June Smith
469-714-9914
Home owner of Stone Brook Crossing

From: Rachel Keller
Sent: Monday, July 8, 2024 3:00 PM
To: Contact-Planning
Subject: Rezoning for mosque at Virginia & Crutcher Crossing

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Hello-

I will not be able to attend the planning/rezoning meeting for tonight but wanted to express my concern for the mega mosque going on at Virginia & Crutcher Crossing. Due to all the traffic this will increase I am opposed to this building. I have a family member that is living at Legend of McKinney facility and believe that getting to and from there will be much more of a hassle than it already is. Having triple the amount of cars will make visits a complete nightmare. Therefore- I must state again that I OPPOSE this building at this site.

Thank you-
Rachel Keller

Sent from my iPhone

From: Greg Toombs
Sent: Monday, July 8, 2024 4:38 PM
To: Contact-Planning
Subject: Item # 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

I am writing to oppose allowing the zoning change for the above mentioned item number. We have lived in the stone Brooke crossing sub-division since 2001.

My concern is with traffic levels that will come with the frequent large events that will be held at this center as well as parking with large events that will no doubt overflow into our residential streets. This will compound noise in our quiet neighborhood. When this happens we will see a decrease in our property values as residents old and new will be burdened with the increased traffic and parking. This type of venue does not fit in a residential area. I personally feel that professional offices (like the dentist that will border on Virginia) will be a much better fit for a residential front area which will provide for less traffic and parking issues.

Thank you for listening to my concerns and I hope that you vote not to re-zone for this large community center.

Thank You

Greg Toombs
214-885-1450

From: Sheila Pelley
Sent: Tuesday, July 9, 2024 7:34 AM
To: Contact-Planning
Subject: Zone2024-0048

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

To Planning,

I am a resident of Stone Brooke Crossing at Virginia and Crutcher. My address is 209 Stone Brooke Ct, McKinney TX 75072.

I am opposed to the zoning change that is being requested for 2024-0048.

I am not opposed to a mosque but they should build in such a way that meets the current zoning requirements that fit into a neighborhood context.

Thank you,

Sheila Pelley

From: Rianna Turner
Sent: Tuesday, July 9, 2024 7:21 AM
To: Contact-Planning
Subject: July 9 Item number 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Dear City Planning Commission Members,

My husband and I are writing to express our strong opposition to the proposed rezoning of the land at the corner of Virginia and Crutcher Crossing to build a massive mosque for the McKinney Islamic Society. We are on vacation and unable to attend the meeting when this will be discussed on Tuesday, July 9th.

Many residents, us included, were initially presented with plans for a much smaller mosque. We opposed those plans, but they were accepted despite our concerns. The original plans, were at least *more compatible* with the character of our single-family home neighborhood. Now, we are faced with a proposal for a building far exceeding those initial plans, raising more serious concerns about the impact on our community.

The proposed building, with a capacity of 3,000 people and reaching 45 feet in height, significantly exceeds the current zoning limitations of 15,000 square feet and 35 feet. This drastic shift from the initial plans is a source of deep frustration.

Here are some of my specific concerns about this rezoning request:

- **Increased Traffic and Congestion:** The influx of 300+ vehicles coming and going several times a day, combined with existing traffic issues plus the additional traffic from the upcoming Event Center, will lead to inevitable traffic jams and safety hazards, particularly for pedestrians like my children who walk and bike alone. It is also troubling that no official traffic engineering inspection has been confirmed by the developer. When the plot of land was being prayed over and blessed by community members of the Islamic Association, there were so many cars lined up and parked in our neighborhood, that I could barely drive into my neighborhood on that day. This gave me evidence of the kind of traffic that was going to be coming into our neighborhood each time there is an event at the mosque. Our quiet family neighborhood will now turn into a neighborhood in which people who do not live there will be constant coming and going and parking, which concerns me for my female children who walk alone to the local middle school and high school.
- **Parking Shortage and Overflow:** With only 300 parking spaces planned for a 3,000-person capacity venue, there's no way they can fit all the cars needed if the venue was full. Even if cars were filled with 4 people each, that requires 750 parking spots

at capacity. Without sufficient parking spaces, overflow parking will overwhelm our streets and limit parking for residents and their guests.

- **Noise Pollution:** The daily activities, potential use of loudspeakers, and sheer volume of people associated with the mosque will create significant noise pollution, disrupting the peaceful character of our neighborhood.
- **Light Pollution and Loss of Privacy:** The expansive parking lot, and site plans that don't include lighting details, leads us to believe there will be considerable light pollution. Additionally, the removal of mature trees, as indicated in the plans, will eliminate the natural buffer between residents' homes and the development, leading to a loss of privacy.
- **Decreased Property Values:** The construction of such a large and active building directly across from our homes is likely to lead to a decrease in property values, which should be relevant to you as it decreases the amount of property taxes we would be paying.
- **Incompatible with Existing Neighborhood:** This development does not align with the character of our single-family home neighborhood. There are no similar large-scale buildings with such constant activity in the vicinity. The land was originally zoned for single-family homes in 2017, and this rezoning seems incongruous with the surrounding area.

While we respect the right to religious freedom, the significant deviation from the original plans (which were already questionable) raises serious concerns for the livability of our neighborhood. We urge you to listen to those of us who are directly impacted by this proposal, put yourselves in our shoes, and therefore reject the proposed rezoning for this outsized development.

Thank you for your time and consideration.

Sincerely,
Rianna and Larry Turner
Residents since 2016
Family of 6

From: Kristen Schonberg
Sent: Monday, July 8, 2024 11:04 PM
To: Contact-Planning
Subject: Please vote "NO" on the Zoning change for Virginia and Crutcher Crossing

Importance: High

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Hello,

My name is Kristen Schonberg. I recently moved into Stone Brooke Crossing (SBC) on Pebble Court in December of 2023. I'm so excited to live in this neighborhood! I went through a really rough divorce, saved my money and was SO proud to be able to buy my first house, on my own!

One of the big draws for me about SBC was the beautiful drive into the neighborhood via Crutcher Crossing - lovely greenbelt, pretty neighborhood signage, and winding entry street into a small, quiet neighborhood. One of my other favorite things about SBC is that there is no "cut through" traffic!! Literally none! We don't connect to any major roads except Virginia in two spots, as I'm sure you know. This reduces traffic in our little neighborhood exponentially because the majority of people who enter actually live here. Because Crutcher Crossing has a stoplight, it is our main point of entry.

I ask that you please deny the rezoning requests for this building for the following reasons:

1. Aesthetics and home values - If the Islamic Society is allowed to go forward with the larger size and height, the mosque will all but eliminate our cozy neighborhood entry at Crutcher Crossing. Also, it will not compliment the surrounding buildings on Virginia. This is already a concern but if allowed to be built larger, it will be a certainty. Allowing this size and height building is not only detrimental to the homeowners and potentially to home values, but it is also not in keeping with the original zoning intentions of the city. For this reason, I would ask that you require the mosque to be built in keeping with the existing zoning requirements for size and height and be built to compliment the aesthetics of the surrounding buildings to the east of the site.
2. Traffic - When the Islamic Society conducted their ribbon cutting recently, Crutcher Crossing became overflow parking. We got a glimpse of the future and it was not good! It was a traffic nightmare up and down our little two-lane main entry street. Our options to enter and exit our neighborhood are, by design, minimal and I am afraid that once the mosque is running at full capacity the street will become unusable during the busy times for the mosque. Also, regardless of how many

parking spaces the mosque has on the property, there will be people who want to avoid the parking lot traffic and will park on our streets so they can scoot home. probably cutting through the neighborhood to exit on the other side and avoid the traffic light! Our quaint entry into the neighborhood, the thing that initially reeled me in, will be gone. A smaller building will help with numbers and thus help with the traffic and parking issues.

On a related topic, is it too late to ask that you consider allowing the mosque only have entrances on Virginia? It seems very unusual that they will be able to use Crutcher Crossing, a street that is truly solely for neighborhood entry, as a thoroughfare for their traffic. I think if the driveway onto Crutcher Crossing is eliminated, this would relieve so many of the neighborhood concerns. I am worried about losing our neighborhood entry signs and the greenbelt. If there was not a driveway on that side, the traffic would be much less of an issue, we could hopefully keep a line of the trees and leave the SBC entry signs where they are and be able to keep our quaint, quiet entry.

Please, please listen to the neighborhood, the people who already live in your city and love living here! We are so distressed and worried about how this is all going.

Thanks so much for taking the time to read this. Please let me know if you have any questions or can share any information with me about how best to proceed from a homeowner 's perspective.

Best,
Kristen Schonberg
214 537 9855

From Board - additional concerns.

* **Constant Activity:** Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people.

* **Noise:** Possible loud speakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily.

* **Traffic:** Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our current normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. *When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.*

* **Parking:** 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests.

* **Light Pollution:** Light pollution from the expansive parking lot (note the site plans do not list light posts).

* **Loss of Privacy:** Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans *and have yet to submit any tree survey to the city.*

* **Decreased Property Value:** How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?

* **Simply does not fit into a single family home area:** There are no other buildings that are as tall and large as this projected one within many miles that have constant day and night activities with hundreds of cars coming and going throughout every day. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

From: Shirley Kostohryz
Sent: Monday, July 8, 2024 10:05 PM
To: Contact-Planning
Subject: Proposed zoning change on property at Crutcher Crossing and Virginia parkway

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

As a resident of the Stonebrooke Crossing subdivision I would like to express my opposition to the proposed rezoning of the property at the southeast corner of the intersection of Virginia Parkway and Crutcher Crossing.

My reasons are as follows:

Constant Activity: Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people.

Noise: Possible loud speakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily.

Traffic: Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our current normal traffic issues. This may lead to an increase of accidents and pedestrian safety concerns.

Parking: 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets as well as adjacent streets and limit parking for residents and their guests.

Loss of Privacy: Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans.

Decreased Property Value: Drop in property values when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow.

Simply does not fit into a single family home area: There are no other buildings that are as tall and large as this projected one within many miles that have constant day and night activities with hundreds of cars coming and going throughout every day. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

Thank you for your consideration of my concerns.

Shirley Kostohryz
416 Rock Ridge Way

From: Chris Bolte
Sent: Monday, July 8, 2024 8:45 PM
To: Contact-Planning
Subject: Opposition to Rezoning Request for McKinney Islamic Society Mosque

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Dear Planning and Zoning Commission,

I am writing to express my strong opposition to the rezoning request for the McKinney Islamic Society Mosque proposed for the corner of Virginia and Crutcher Crossing (Item Number 2024-0048Z).

Here are my primary concerns:

1. **Constant Activity**:

The proposed building, with a capacity of 3,000 people, will bring constant activity to our neighborhood, disrupting the peace and quiet that we currently enjoy.

2. **Noise**:

There is a potential for significant noise pollution from loudspeakers and the daily comings and goings of 300+ cars and up to 3,000 people.

3. **Traffic**:

The increase in traffic will exacerbate existing traffic issues on Virginia and Crutcher, leading to more traffic jams, accidents, and pedestrian safety concerns. No official traffic engineering inspection has been confirmed.

4. **Parking**:

The proposed 300 parking spots are insufficient for a building with a capacity of 3,000 people, resulting in overflow parking and congestion on our streets.

5. **Light Pollution**:

The expansive parking lot will contribute to light pollution, with the site plans lacking details on light posts.

6. **Loss of Privacy**:

The removal of mature trees that currently provide a natural buffer between the homes and along Crutcher will result in a loss of privacy for nearby residents.

7. **Decreased Property Value**:

The presence of a large building at our main entrance and the potential issues that come with it could negatively impact our property values.

8. ****Incompatibility****:

The proposed building is out of scale and character with the surrounding single-family homes and does not fit into the existing neighborhood.

I urge you to consider these concerns and reject the rezoning request to preserve the quality of life and property values for our community.

Thank you for your time and consideration.

Sincerely,
Chris Bolte
5509 Pebble Ct, McKinney, TX 75070

From:
Sent: Monday, July 8, 2024 8:38 PM
To: Contact-Planning
Subject: McKinney Islamic Society Mosque Rezoning Request

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Dear City Planning Commission Members,

We are writing to express our strong opposition to the proposed rezoning of the land at the corner of Virginia and Crutcher Crossing to accommodate a massive mosque for the McKinney Islamic Society. We are out of town and unable to attend the meeting when this will be discussed on Tuesday, July 9th.

Many residents, us included, were initially presented with plans for a much smaller mosque. We opposed those plans, but they were accepted despite our concerns. The original plans, were at least *more compatible* with the character of our single-family home neighborhood. Now, we are faced with a proposal for a building far exceeding those initial plans, raising more serious concerns about the impact on our community.

The proposed building, with a capacity of 3,000 people and reaching 45 feet in height, significantly exceeds the current zoning limitations of 15,000 square feet and 35 feet. This drastic shift from the initial plans is a source of deep frustration.

Here are some of my specific concerns about this rezoning request:

- **Increased Traffic and Congestion:** The influx of 300+ vehicles coming and going several times a day, combined with existing traffic issues plus the additional traffic from the upcoming Event Center, will lead to inevitable traffic jams and safety hazards, particularly for pedestrians like my children who walk and bike alone. It is also troubling that no official traffic engineering inspection has been confirmed by the developer.
- **Parking Shortage and Overflow:** With only 300 parking spaces planned for a 3,000-person capacity venue, there's no way they can fit all the cars needed if the venue was full. Even if cars were filled with 4 people each, that requires 750 parking spots at capacity. Without sufficient parking spaces, overflow parking will overwhelm our streets and limit parking for residents and their guests.
- **Noise Pollution:** The daily activities, potential use of loudspeakers, and sheer volume of people associated with the mosque will create significant noise pollution, disrupting the peaceful character of our neighborhood.
- **Light Pollution and Loss of Privacy:** The expansive parking lot, and site plans that don't include lighting details, leads us to believe there will be considerable light

pollution. Additionally, the removal of mature trees, as indicated in the plans, will eliminate the natural buffer between residents' homes and the development, leading to a loss of privacy.

- **Decreased Property Values:** The construction of such a large and active building directly across from our homes is likely to lead to a decrease in property values, which should be relevant to you as it decreases the amount of property taxes we would be paying.
- **Incompatible with Existing Neighborhood:** This development does not align with the character of our single-family home neighborhood. There are no similar large-scale buildings with such constant activity in the vicinity. The land was originally zoned for single-family homes in 2017, and this rezoning seems incongruous with the surrounding area.

While we respect the right to religious freedom, the significant deviation from the original plans (which were already questionable) raises serious concerns for the livability of our neighborhood. We urge you to listen to those of us who are directly impacted by this proposal, put yourselves in our shoes, and therefore reject the proposed rezoning for this outsized development.

Thank you for your time and consideration.

Sincerely,
Kate and Will Conwell
413 Rock Ridge Way
McKinney, TX 75072

From: Mark Mackenzie
Sent: Monday, July 8, 2024 8:32 PM
To: Contact-Planning
Subject: Planning and Zoning Commission: Item number 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

I oppose the rezoning for the McKinney Islamic Society Mosque, Item number 2024-0048Z on the agenda for July 9th.

Some of my concerns include:

- * **Constant Activity:** Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people.
- * **Noise:** Possible loud speakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily.
- * **Traffic:** Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our current normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. When school is in session there is already quite a bit of traffic that backs up for students trying to get to or leave Boyd High School. Along with students walking to school. Increased traffic in that area is a real risk to their safety. *When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.*
- * **Parking:** 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests.
- * **Light Pollution:** Light pollution from the expansive parking lot (note the site plans do not list light posts).
- * **Loss of Privacy:** Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans *and have yet to submit any tree survey to the city.*
- * **Decreased Property Value:** How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?
- * **Simply does not fit into a single family home area:** There are no other buildings that are as tall and large as this projected one within many miles that have constant day and night activities with hundreds of cars coming and going throughout every day. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built. I see numerous places within McKinney where there would not be such issues. Same was true for the Event Center. This is just not the place for either of those!!!!

Thank you for helping us preserve home values and quality of life.

Best Regards,
Mark Mackenzie
5404 Crystal CT
McKinney, TX 75072

From: Sandy DeLaunay
Sent: Monday, July 8, 2024 6:05 PM
To: Contact-Planning
Subject: Opposed: Proposed Zoning change 24-0048Z

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Dear Commissioner(s),

I want to go on record as being opposed to the proposed zoning change #24-0048Z. The 40,000 sq. ft. size of the proposed structure, combined with the 45,000 sq ft entertainment center, which is being built one block away, has the potential to add 800 vehicles traveling a residential neighborhood that is not equipped to handle that volume.

Please keep the zoning as it currently stands.

PLANNED DEVELOPMENT DISTRICT TO " PD" —
PLANNED DEVELOPMENT DISTRICT, GENERALLY TO ALLOW FOR
SINGLE FAMILY RESIDENTIAL USES.

Thank you!

Sandy DeLaunay, Realtor®,
GRI, C2EX Endorsed
(469) 964-8221 cell
sandy.ebby.com



From:
Sent: Monday, July 8, 2024 5:30 PM
To: Contact-Planning
Subject: Item number 2024-0048Z

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Planning and Zoning Commission

Address: 222 N. Tennessee St. McKinney, Texas 75069

On the agenda: Item number 2024-0048Z

We would like to address the Planning and Zoning Commission regarding some concerns of the property for the McKinney Islamic Society Mosque. This property does not seem to be appropriate for such a significant size building both size and height.

This neighborhood has many children that walk to the near by High School and Middle School and I am concerned with the traffic that will come with such a building.

I have included some other concerns below:

Some of our concerns include:

* **Constant Activity:** Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people.

* **Noise:** Possible loud speakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily.

* **Traffic:** Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our current normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. *When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.*

* **Parking:** 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests.

* **Light Pollution:** Light pollution from the expansive parking lot (note the site plans do not list light posts).

* **Loss of Privacy:** Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a

natural buffer between the homes and along Crutcher according to site plans *and have yet to submit any tree survey to the city.*

*** Decreased Property Value:** How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?

*** Simply does not fit into a single family home area:** There are no other buildings that are as tall and large as this projected one within many miles that have constant day and night activities with hundreds of cars coming and going throughout every day. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

Thank you for helping us preserve home values and quality of life and for your time regarding this matter.

From: Kelly A. Martin
Sent: Monday, July 8, 2024 5:13 PM
To: Contact-Planning
Subject: Strongly against rezoning for building at Virginia & Crutcher Crossing

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

As a resident of Stonebrook Crossing for 22 years, I am disgusted that a large building is going in at the intersection that will cause traffic congestion and major inconveniences for residents.

Kelly Martin

From: Rusty Martin
Sent: Monday, July 8, 2024 5:00 PM
To: Contact-Planning
Subject: Re: Virginia Pkwy. And Crutcher Crossing Zoning Modification

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Please do not approve the rezoning of Virginia Pkwy. And Crutcher Crossing! The traffic is already a problem, this will just exacerbate the problem 10-fold.

Thank you,

James Martin
5304 Hawks Nest
McKinney TX 75072

From: Caitlyn Strickland
Sent: Tuesday, July 9, 2024 8:28 AM
To: Jacob Bennett
Subject: FW: I just want to say that this building they are wanting to build is, very unorthodox for this area. There isn't enough room there to do this, and to also allow enough adequate parking for such massive structure. These people will be parking in our neig

Cait Strickland, AICP

Planning Manager (Development Review)

City of McKinney | Development Services Division
[221 N. Tennessee St.](#) | [McKinney, TX 75069](#)
phone 972.547.7404 | cstrickland@mckinneytexas.org

The City of McKinney recently amended and relocated its development regulations into a new Unified Development Code (UDC)! To learn more about the amendments or to view the new UDC, visit our website at www.mckinneytexas.org/udc

From: safemillionmiles
Sent: Tuesday, July 9, 2024 8:14 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: I just want to say that this building they are wanting to build is, very unorthodox for this area. There isn't enough room there to do this, and to also allow enough adequate parking for such massive structure. These people will be parking in our neigh...

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Sent from my Galaxy

From: Caitlyn Strickland
Sent: Tuesday, July 9, 2024 9:58 AM
To: Jacob Bennett
Subject: FW: 2024-0048Z: Opposition to Rezoning Request for The McKinney Islamic Society Mosque

Cait Strickland, AICP
Planning Manager (Development Review)

City of McKinney | Development Services Division
221 N. Tennessee St. | McKinney, TX 75069 phone 972.547.7404 | cstrickland@mckinneytexas.org

The City of McKinney recently amended and relocated its development regulations into a new Unified Development Code (UDC)! To learn more about the amendments or to view the new UDC, visit our website at www.mckinneytexas.org/udc

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

From: Brandon Dawson
Sent: Monday, July 8, 2024 9:40 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: 2024-0048Z: Opposition to Rezoning Request for The McKinney Islamic Society Mosque

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Dear Members of the Planning and Zoning Commission,

I am writing to express my strong opposition to the rezoning request for agenda item 2024-0048Z (property located at the Southeast corner of Virginia and Crutcher Crossing). The proposal to rezone this plot to accommodate a building up to 45,000 square feet and 45 feet tall raises significant concerns that I believe will negatively impact our community. I urge you to consider the following points carefully:

1. **Increased Activity and Traffic:** The proposed building, with a capacity of 3,000 people, is intended to host numerous daily services (five daily services starting as early as 5:00am and as late as 10pm according to their website) and other events, including large gatherings throughout the week and on major holidays. This constant activity will disrupt the peace and tranquility of our neighborhood. The influx of 300+ vehicles and up to 3,000 people daily will exacerbate our existing traffic issues, raising concerns about congestion and pedestrian safety, leading to an environment incompatible with residential living.
2. **Parking, Infrastructure, and Safety:** With only 300 parking spots for a capacity of 3,000 people, there will inevitably be overflow parking that will congest our streets and limit parking availability for residents and their guests. The constant influx of vehicles and increased usage of local roads could accelerate the wear and tear on infrastructure, leading to more frequent maintenance and repair needs. This could result in higher taxes or fees for residents to cover the costs. Additionally, the increased traffic

and activity could pose additional safety risks for children walking to and from school during the morning and afternoon service times. The added congestion could also make it more challenging for school buses and parents to navigate the area safely.

3. Privacy and Environmental: Residents whose homes back up against the property will lose their privacy, especially since the developer plans to remove most of the mature trees that currently provide a natural buffer. This not only compromises privacy but also leads to significant environmental degradation, including the destruction of local plants and wildlife.

4. Property Value and Visual Impact: The presence of a large, imposing building at the entrance of our neighborhood will likely lead to a decrease in property values. The proposed structure, which is out of scale with the surrounding residential architecture, will negatively impact the visual aesthetic of the neighborhood. This imposing structure will be an eyesore and detract from the area's character, making it less desirable for current and potential homeowners.

5. Incompatibility with the Area and Community Cohesion: This proposed building does not fit within our single-family home area. The introduction of a large, non-residential building in a primarily residential area could disrupt the sense of community cohesion. The daily influx of non-residents for events and activities may lead to a feeling of intrusion and reduce the sense of safety and familiarity among neighbors.

6. Strain on Public Services: A building with a capacity of 3,000 people could place a significant strain on local public services, including emergency services, sanitation, and utilities. The increased demand could lead to longer response times and reduced service quality for existing residents.

In light of these concerns, I respectfully urge the Planning and Zoning Commission to deny the rezoning request. The proposed development is incompatible with the character and needs of our community and will have numerous negative impacts on the residents.

Thank you for your attention to this matter and for considering my concerns.

Sincerely,
Brandon Dawson
5500 Amber Way McKinney, TX 75072

From: Kayli Self
Sent: Tuesday, July 9, 2024 9:33 AM
To: Contact-Planning
Subject: Opposition to Rezone Request

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

On the agenda Tuesday, July 9th: Item number 2024-0048Z

Good morning,

I am a resident of Stonebrooke Crossing and have concerns with the planned event venue proposed for the front of our neighborhood.

The currently stated capacity of the building is 3,000 people. With a building of this size and capacity I have concerns with the noise and traffic related to 300+ cars and up to 3,000 people coming and going daily. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. I don't believe an official traffic engineering inspection has been completed which might mitigate these concerns. Additionally, 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests, as well as this again presents pedestrian safety concerns within our neighborhood.

Other concerns include loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans.

Overall, this venue does not fit with the single family homes in this area. There are no other buildings that are as tall and large as this projected one within many miles that have constant day and night activities with hundreds of cars coming and going throughout the day. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

A venue of this size and with the potential problems stated above will likely decrease property values in the area.

Thank you for your consideration,

Kayli Pask

From: Jason McDonnell
Sent: Tuesday, July 9, 2024 10:04 AM
To: Contact-Planning
Subject: Item number 2024-0048Z

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

I'm at 409 S Village Dr, in McKinney. I have some major concerns about the rezoning of the land allowing the increased size Mosque at the corner of Crutchers Crossing and Virginia. I'm not able to make the meeting tonight, but would like to state my opposition to the zoning changes.

My concerns include:

- * Noise: Possible loud speakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily.
- * Traffic: Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns.
- * Loss of Privacy: The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans and have yet to submit any tree survey to the city.
- * Decreased Property Value: How much will my property value drop when homes are suddenly facing a mega building at our main entrance?
- * Simply does not fit into a single family home area: There are no other buildings that are as tall or large as this projected one within many miles that have constant day and night activities. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.
- * My largest concern is parking: 300 parking spots for a capacity of 3,000 people will create overflow parking needs down Crutchers Crossing and potentially in front of my home on S Village dr, as I'm on the corner lot.

Thank you for your consideration

Jason & Daphne McDonnell

409 S Village Dr
McKinney, TX 75072
214-893-1253

From: Grant Grubb
Sent: Tuesday, July 9, 2024 10:12 AM
To: Contact-Planning
Subject: Item number 2024-0048Z

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Dear Planning Committee,

I am emailing you regarding the proposed rezoning of the plot of land (Item number 2024-0048z) at the corner of Crutcher Crossing and Virginia Pkwy. My family and I have lived in the Stone Brooke Crossing neighborhood for the last 23 years and we have several areas of concern regarding the potential rezoning.

1. **Traffic:** I believe that the mosque that is being proposed will have 300+ vehicles come and go at the same time, 5+ times a day, every day. With our current normal traffic issues AND with future traffic from the Event Center less than a half mile away, I am concerned that this extra traffic may also lead to an increase of accidents and pedestrian safety concerns.
2. **Parking:** 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests. They held an event there several months ago and both sides of Crutcher Crossing were lined with cars from Virginia to the stop sign at Turtle Way. I feel like this will be a regular occurrence with the lack of parking spots planned.
3. **Property Value:** A large building at the entrance of our neighborhood will not help our property values. There are no other buildings that are as tall and large as this projected one within many miles that have constant day and night activities with hundreds of cars coming and going throughout every day.
4. **Rezoning again:** The lot of land was rezoned in 2017 to mainly allow for single family homes to be built. If the property has already been rezoned, why do we want to do it again. If rezoning was approved in 2017, then that tells me that the committee thought it was the best use for the land. Why should that change?

Please consider those of us who have called Stone Brooke Crossing home for over 20 years and the affect this will have on us and our properties. As you know, McKinney has changed a lot over the last 20+ years. We chose McKinney because of its charm, friendly people and quiet neighborhoods. Allowing this building to be built at the entrance of our neighborhood will cause us to consider moving, which we don't want to do. I appreciate you taking the time to consider my thoughts on this

matter and hope that you will vote NO on rezoning this plot of land. Please feel free to contact me if you have any questions.

Sincerely,

Grant Grubb

5533 Pebble Ct.
McKinney, TX 75072
214.676.8949

From:
Sent: Tuesday, July 9, 2024 10:17 AM
To: Contact-Planning
Subject: McKinney Islamic Society Mosque

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Here are some of my concerns regarding the new location for the McKinney Islamic Society Mosque.

1. Is the developer REQUIRED to submit a tree survey to the city and if so does it need to be approved?
2. This is an ESTABLISHED residential area. Why bring in further development that will impede on these homeowners' right to peaceful enjoyment of their homes. Isn't the Event Center enough disruption?
3. Why would the City allow the Mosque to have only 300 parking spaces for a 3,000 person capacity building? Other developers in other planned communities are limited to capacity by the number of PARKING spaces the building can offer. The City is causing it's own issues by allowing this. When the original groundbreaking was done on this property the amount of cars on the street and in the neighborhood was absolutely ridiculous. Please don't ask us to tolerate this on an ongoing basis. I strongly urge signage to keep the attendees from parking inside the neighborhood, OR THEY WILL BE TOWED.
4. As an owner of rental property in this area, I am very sensitive to property values. I pay an enormous amount of taxes on this home since I am unable to take the homestead exemption. I am counting on the property value to increase to be able to recoup the huge cost of taxes on this property. Don't take that away from me.
5. Will there be a traffic engineering inspection done? This could be very telling to the residents in this area.

Thanks in advance for your consideration of these issues.

Anita Courville

From: Jason Williford
Sent: Tuesday, July 9, 2024 10:22 AM
To: Contact-Planning
Subject: Rezone Plan for Mosque

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

To Whom it may concern,

I would like to submit my opposition to this rezone request for the planned mosque on Virginia Parkway. The construction of such a large social building will impact me in several negative ways. The overarching issue will be the loss of property value that my neighbors and myself will suffer. My neighborhood only has two entrances; of which one is already shared with a busy assisted care home. There have been multiple accidents in the past few years; some involving pedestrians (McKinney Boyd Students). This building will not only add traffic, but also noise and parking issues. There simply isn't enough space. The builders will have to spend weeks blocking traffic and clearing trees. Along with this, the homeowners that back up to the property will lose the beautiful wooded barrier that blocks noise and adds a moderate amount of privacy. The constant use of said property will also add a considerable amount of noise pollution and light pollution during the evening.

Please consider the concerns of Stonebrook crossing homeowners and block this action.

Thank you.

Sincerely,

Jason Williford

From: Steve Gray
Sent: Tuesday, July 9, 2024 10:35 AM
To: Contact-Planning
Subject: Agenda Item number 2024-0048Z; Facility planned for Virginia Pkwy and Crutcher Crossing

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Good morning,

I'm writing this email to oppose the building of the facility currently planned for the corner of the Virginia Pkwy and Crutcher Crossing intersection. Creating such a large building on this corner of the residential neighborhood is a terrible idea and should not be allowed to continue for the following reasons:

1. Traffic - Crutcher Crossing is the only road open to enter and exit the neighborhood. Any increase in traffic overflowing onto Crutcher Crossing as the result of the frequent events planned at the facility has the potential to impact residents significantly. This would be unfair as the residents have no alternative route into and out of the neighborhood.
2. Overflow parking - The number of parking spaces planned does not appear to match the occupancy of the building and expected future growth of the facility. This appears to be poor planning on the part of the developer and would lead to the use of Crutcher Crossing for overflow parking. This again would impact traffic flow and may cause other issues including parking in front of neighborhood homes and using the parking area in front of the pool and playground. This could impact the residents ability to use the facilities that they pay for.
3. Loss of trees - Our family relocated to McKinney from Frisco and a big part of the decision was how the city maintained natural areas throughout including the amount of trees left alone. We watched the development of the big, flat, grid-like housing neighborhoods on Main street in Frisco between Custer and the Brinkmann Ranch without any sort of trees planted or natural areas left alone. Even though this area was previously farmland, it just reminded us of how something simple like maintaining trees can make a neighborhood feel more like home.

Thanks,

Steve Gray

From: Dallas Koeppe
Sent: Tuesday, July 9, 2024 10:48 AM
To: Contact-Planning
Subject: Opposition to Rezone Request to increase the size of the Mosque on Virginia
- Item number 2024-0048Z

Importance: High

Follow Up Flag: Follow up

Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Mckinney Planning and Zoning Commission,

Obviously expanding the originally proposed structure to allow 3000 members onsite at once creates a “Mega-church” at the front of our neighborhood. 300 parking spots for 3000 people is completely unworkable, assuming a normal average of 2 people per car. Our neighborhood and local streets are not a parking lot for the new Mosque not to mention the other negatives associated with the traffic. Other concerns include:

1. **Constant Activity:** Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people.
2. **Noise:** Possible loudspeakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily.
3. **Traffic:** Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our current normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.
4. **Parking:** 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests.
5. **Light Pollution:** Light pollution from the expansive parking lot (note the site plans do not list light posts).
6. **Loss of Privacy:** Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans and have yet to submit any tree survey to the city.

7. Decreased Property Value: How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?
8. Simply does not fit into a single-family home area: There are no other buildings that are as tall and large as this projected one within many miles that have constant day and night activities with hundreds of cars coming and going throughout every day. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

I urge you to deny the unworkable expansion of the Mosque on Virginia,

Regards,

**Dallas Koeppe
5216 Geode
Mckinney, Texas 75072
(972)655-9344**

From: Phil Braaten
Sent: Tuesday, July 9, 2024 1:12 PM
To: Contact-Planning
Subject: Item number 2024-0048Z

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Planning and Zoning Commission
Address: 222 N. Tennessee St. McKinney, Texas 75069
On the agenda: Item number 2024-0048Z

Hello,

I am a resident and home owner at Crutcher Crossing: Stone Brooke Crossing.

I am writing to request the Planning and Zoning Commission to strongly reconsider rezoning the plot of land located on the south-east corner of Crutcher Crossing and Virginia.

My main reasons are as follows:

1) With the recent economic and housing boom McKinney has seen in recent years, Virginia is constantly flowing with traffic. Increasing the zoning regulations so that a larger community building can be built will create an increased amount of traffic congestion and will greatly impact the accessibility for us residents. There is currently only one way in and out of the neighborhood and adding a large building will create issues with excessive buildup of traffic accessing the community site.

2) Parking space will be insufficient, especially during holidays. This will result in more vehicles occupying Stone Brook Crossing for overflow parking.

3) Light pollution is a concern, as with a larger community building, additional lighting will have to be added to parking spaces.

While I am fully in favor of allowing a variety of religious worship sites to thrive in and around our city, I strongly request the Commission re-consider zoning for a larger capacity venue at this particular location.

Sincerely,

Phil Braaten
Resident, Home Owner - Stone Brooke Crossing

From: Rodney Mason
Sent: Tuesday, July 9, 2024 1:12 PM
To: Contact-Planning
Subject: Rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

I am unable to attend the meeting, but as an impacted property owner who lives adjacent to the proposed site I am strongly opposed to the change, I think it is inconsistent with the current neighborhood and needs to remain within the current zoning restrictions in place when we bought our property.

Regards,
Rodney Mason
5228 Stone Brooke Crossing
McKinney TX 75072

[Sent from AT&T Yahoo Mail on Android](#)

From: Jared Dobbs
Sent: Tuesday, July 9, 2024 12:59 PM
To: Contact-Planning
Subject: Opposition to zoning change child safety.

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

I am writing in opposition to the re-zoning to accommodate an even larger facility at Crutcher Crossing and Virginia.

Given this is a main walkway / bike path for students walking to Boyd and to Dowell the increase in traffic, that this re-zoning will bring, poses a grave risk to children.

This is unacceptable.

Cheers,
Jared

Sent from my iPhone

From: OReilly, Ginger
Sent: Tuesday, July 9, 2024 12:50 PM
To: Contact-Planning
Subject: Rezone Case #24-0048Z

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Hello,

I am writing to express my strong opposition to the proposed rezoning request for the property located near my residence (5220 Stone Brooke Crossing). As a neighbor residing within 200 feet of the property and with my home backing up against it, I have significant concerns about the proposed change in size and cannot support the rezoning.

Initially, the plan for the facility outlined a size of 15,000 square feet. However, the new proposal seeks to expand it to an immense 40,000 square feet. This change greatly exceeds the land's capacity to accommodate a structure of such immense size and the associated parking requirements. It is my genuine belief that the land cannot handle a facility of this scale without parking spilling out into the surrounding area, which would lead to congestion and a negative impact on the neighborhood.

Furthermore, I am deeply concerned about the loss of privacy that would result from the planned removal of a significant portion of the trees on the property. As someone whose home directly backs up against the property, my backyard is currently shielded by these mature trees, providing a sense of privacy. The removal of these trees would significantly compromise this privacy and negatively impact the ambiance of the neighborhood.

I also express concern about potential impacts on lighting. The expansive parking lot outlined in the site plans raises the issue of potential light pollution. The absence of light posts listed in the plans raises concerns about additional lighting and its impact on the surrounding neighborhood. This further adds to the apprehensions of existing residents.

Additionally, the potential installation of exterior loudspeakers, combined with the constant movement of up to 3,000 people and 300+ cars entering and exiting the premises on a daily basis, raises significant concerns about noise pollution.

Considering these numerous concerns, I urgently urge the commission to reject the proposed zoning changes and instead adhere to the original plat for the lot. Upholding the original plan

would ensure the preservation of the neighborhood's character, mitigate potential issues regarding parking overflow, safeguard privacy, and maintain the tranquility of the area.

Thank you for your careful consideration of this matter. I trust that you will take into account the concerns expressed by the affected residents, who have called this neighborhood home for many years, and make a decision in the best interest of maintaining the harmony and livability of our community.

Sincerely,

Ginger O'Reilly

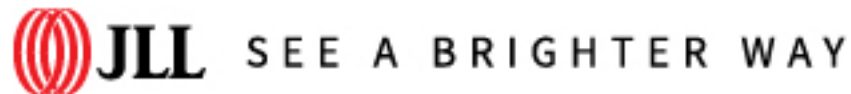
Top of Form

Ginger O'Reilly

Senior Production Associate
JLL Capital Markets
2401 Cedar Springs
Suite 100
Dallas, TX 75201
T +1 469 232 1916
M +1 972 841 7763
Ginger.OReilly@jll.com

us.jll.com/capitalmarkets

Jones Lang LaSalle Americas, Inc.
a licensed real estate brokerage company.



[One of the 2023 World's Most Ethical Companies®](#)

Jones Lang LaSalle

For more information about how JLL processes your personal data, please click [here](#)

This email is for the use of the intended recipient(s) only. If you have received this email in error, please notify the sender immediately and then delete it. If you are not the intended recipient, you must not keep, use, disclose, copy or distribute this email without the author's prior permission. We have taken precautions to minimize the risk of transmitting software viruses, but we advise you to carry out your own virus checks on any attachment to this message. We cannot accept liability for any loss or damage caused by software viruses. The information contained in this communication may be confidential and may be subject to the attorney-client privilege. If you are the intended recipient and you do not wish to receive similar electronic messages from us in the future then please respond to the sender to this effect.

From: Vanesa Chollar
Sent: Tuesday, July 9, 2024 12:47 PM
To: Contact-Planning
Subject: Proposed building at corner of Crutcher Crossing and Virginia

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

I am writing to express my concern regarding the proposed building at the corner of Crutcher Crossing and Virginia Parkway. This building would be much too large with its proximity to the already busy intersection. The location of the high school makes it an even worse location. Many of the cars are driven by new drivers. That heavily used facility would put street traffic and pedestrian traffic at risk. The building at the intersection north and west of Hardin and Eldorado is a good example. There are many times through the day when in use you will see people walking across the street from the Tom Thumb on the southeast corner and the strip center on the northwest corner. It be better located in an area more along the line of where the new stadium was built. Taking the burden off of the homeowners in that area. Please reconsider your approval and think about the homeowners and not just the money generated it would bring to the county.

Thank you
Vanesa Chollar

From: James Morrissey
Sent: Tuesday, July 9, 2024 12:40 PM
To: Contact-Planning
Subject: Item number 2024-0048Z

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Dear Planning and Zoning Commission,

I am writing to express my deep concerns about the proposed large building development in our community. As a resident, I believe it is essential to consider the impact this project will have on our neighborhood and quality of life.

1. **Constant Activity:** The building's plan to hold events every day, along with other large gatherings, raises significant concerns. A facility with a capacity for 3,000 people will undoubtedly result in constant activity, noise, and disruption.
2. **Noise:** The potential installation of loudspeakers on the building's exterior is troubling. Additionally, the noise generated by 300+ cars and up to 3,000 people coming and going daily will significantly affect our peaceful residential area.
3. **Traffic Congestion:** The inevitable traffic jams along Virginia and Crutcher due to hundreds of vehicles arriving and departing multiple times a day pose safety risks. We already face traffic issues, and the proximity to another event center compounds the problem. We urge the commission to consider the impact on pedestrian safety and accident rates. That cross section already had an accident involving three McKinney Boyd cross-country runners and we need to consider our kids going to and from school.
4. **Parking Challenges:** With only 300 parking spots for a capacity of 3,000 people, overflow parking will congest our streets. Residents and their guests will struggle to find parking, affecting our daily lives.
5. **Light Pollution:** The expansive parking lot, as indicated in the site plans, lacks light posts. This oversight will contribute to light pollution, affecting our neighborhood's ambiance.
6. **Loss of Privacy:** Residents whose homes back up against the property face a loss of privacy. The removal of mature trees, which act as a natural buffer, compounds this issue. We request a thorough tree survey to assess the impact.
7. **Property Value Concerns:** The sudden presence of a mega-building at our main entrance may lead to decreased property values. We need assurances that our investments won't suffer due to this development.
8. **Incompatibility with Single-Family Homes:** Our area was rezoned in 2017 primarily for single-family homes. The proposed building's size and constant activities do not align with our community's character.

We respectfully request that the Planning and Zoning Commission thoroughly evaluate these concerns before approving the development. Our community's well-being and future depend on thoughtful decision-making.

Thank you for your attention to this matter.

Sincerely,

James Morrissey, 400 Dolomite Drive, McKinney, TX 75072.

The information contained in this e-mail may be privileged and confidential under applicable law. It is intended solely for the use of the person or firm named above. If the reader of this e-mail is not the intended recipient, please notify us immediately by returning the e-mail to the originating e-mail address. Availity, LLC is not responsible for errors or omissions in this e-mail message. Any personal comments made in this e-mail do not reflect the views of Availity, LLC..

From: DJ McKnight
Sent: Tuesday, July 9, 2024 12:38 PM
To: Contact-Planning
Subject: Mckinney Islamic Society Mosque - Opposition to Rezone Request

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Hello,

My family and I own two homes and live in the Stone Brooke crossing neighborhood. We strongly oppose any re-zoning of the property owned by the McKinney Islamic Society. We ask that you do not approve any such rezoning for the following reasons:

*** Simply does not fit into a single-family home area:** There are no other buildings that are as tall and large as this projected one within many miles that have constant day and night activities with hundreds of cars coming and going throughout every day. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

*** Constant Activity:** Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people.

*** Traffic:** Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our current normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. *When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.*

*** Loss of Privacy:** Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans *and have yet to submit any tree survey to the city.*

Sincerely,

Douglas J McKnight
Affirm Home Loans
214-291-5116 ext. 5

From: Amy Berglund
Sent: Tuesday, July 9, 2024 12:35 PM
To: Contact-Planning
Subject: Opposition to the new zoning Request for mosque.

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

I plan to attend the meeting but also wanted to send in my opposition to the request to rezone. While I haven't been on board with even the initial plans, I absolutely have a problem with the changes the MIA is proposing now that they have purchased the land. There are SO many reasons why this piece of land is not appropriate for this size of a building. It will also have a negative effect on my home value. I have lived in this neighborhood for 22 years. I have seen it in all stages. While growth is inevitable yet isn't always comfortable, the hope would be to keep new builds respectful of the community they are moving into. Increasing to accommodate the mosque to be even larger increases traffic, noise and light pollution and disrupts the peaceful and quiet neighborhood that I love. Please DO NOT allow this zoning to change. If the choice is to build a larger building, they should consider selling the property and moving it to a more commercial area where they won't unnecessarily unfairly disrupt our neighborhood. Thank you for your time, Amy Berglund

Sent from my iPhone

From: Alexander Perez
Sent: Tuesday, July 9, 2024 12:17 PM
To: Contact-Planning
Subject: Vote against item number 2024-0048Z

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Hello, good morning,

My name is Alexander Perez, I am a US citizen, registered voter and resident of the city of McKinney: I firmly oppose the zoning change requested through item number 2024-0048Z.

The reasons why I oppose the zoning change are as follows:

- * **Constant Activity:** Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people.
- * **Noise:** Possible loud speakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily.
- * **Traffic:** Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.
- * **Parking:** 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests.
- * **Light Pollution:** Light pollution from the expansive parking lot (note the site plans do not list light posts).
- * **Loss of Privacy:** Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans and have yet to submit any tree survey to the city.
- * **Decreased Property Value:** How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?
- * **Simply does not fit into a single family home area:** There are no other buildings that are as tall or large as this projected one within many miles that have constant day and night activities. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

For all these reasons I oppose the zoning change requested. Should this change happen, not only will I be forced to move from my current home with my family but also I will make sure to vote against the re-election of any officers that vote for this zoning change.

Respectfully,

Alexander Perez

From: Tyler Smith
Sent: Tuesday, July 9, 2024 11:41 AM
To: Contact-Planning
Subject: Opposition to Rezone Request Case # 24-0048Z

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

To whom it may concern,

I am a resident of the Stonebrook Crossing Community where there is currently a plan for the McKinney Islamic Society to build a Mosque at the corner of Virginia and Crutcher Crossing.

I live in one of the houses on Village Dr that would almost back directly up to the building. I have many concerns about this project and how it will affect not only my community, but my family as well.

1. Constant activity is my main concern. A mosque facility as I understand it will have events daily as well as large gatherings weekly and on holidays. The current plans state a capacity for 3,000 individuals but nowhere near the parking facilities to support that. This would lead to overflow parking on the streets of our community like we saw for the groundbreaking ceremony. I worry for the entire community, but more so for my family as we live near Crutcher Crossing and frequently walk to the pool. I worry for the safety of the children playing in the neighborhood and near the pool as so many cars parked in overflow obstructs views of passing traffic and congests the neighborhood.

2. Traffic - Part of my concerns for the increased traffic were outlined in the above point, but I also have concerns about the inconvenience that this will bring for my ability to timely get to and from the neighborhood for work. As well as the ability for guests of the residents in the neighborhood to gain access. Virginia is already a busy street and I worry that now coming home having to compete with the 3,000 members of this facility will lead to Virginia turning into a parking lot. How can we plan for incrementally added time to get to work, or for students that go to McKinney Boyd HS down the street to get to school?

3. Light Pollution - The current site plans do not illustrate how the parking lots will be lit. However, I have never been in a parking lot at night that wasn't well lit in McKinney. This has me concerned, again because my home backs up closely to the site, that it will impact the light intruding my home at night.

4. Property Value - This is my wife and I's first home. A very large investment for not only us, but everyone that purchased a home in this community. I have great concern about what this will do to my property value and in turn affect my families well being in the future. Obviously, I believe that everyone's home will take a value hit with a mega building at the entrance to the community, but I worry about my home specifically as you will be able to see the obstruction from my backyard. The plans right now have most of the trees being removed so there will be nothing providing a natural barrier between this and our homes. The rezone also shows plans for this building to be over 4 stories tall at its highest point. There is simply nothing that comes close to that tall in our neighborhood. It will stick out majorly and drive the value of, what is for most people, the largest investment of their life and impact all families in a negative financial way.

I urge you to reconsider when reviewing this case and to take into consideration how it will affect all of us that live in the community.
Thank you for your consideration.

Tyler Smith

From: Philip Weber
Sent: Tuesday, July 9, 2024 11:30 AM
To: Contact-Planning
Subject: Opposition to Rezone Request-Item number 2024-0048Z

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

As residents of this subdivision, we are not angry and fully welcome diversity. However, we do agree with several of the points raised and want the developers to stick with their originally proposed development plan. This is a quiet neighborhood and we would like it to remain as such. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built. No on taller or larger buildings!
We do not wish for any outside speakers.
No on larger parking lot
Please leave many of the mature trees to maintain a noise/light buffer

Philip and Linda Weber

From: Iusik Ialanji
Sent: Tuesday, July 9, 2024 1:17 PM
To: Contact-Planning
Subject: McKinney Islamic Mosque

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

To whom it may concern,

As a resident of Stonebrook Crossing and living in McKinney since 2014- we absolutely oppose this proposition. There is a smaller mosque in McKinney on Eldorado and we witnessed the amount of traffic that floods the the very busy mosque. We do not want the traffic , noise , pollution and all trees to be cut to accommodate the parking. Please keep McKinney uniquely by nature and not accept this zoning. Thank you

Iulia Williams

5405 Pebble Court McKinney TX 75072

From: Natalie Herzberg
Sent: Tuesday, July 9, 2024 1:20 PM
To: Contact-Planning
Subject: Stone Brooke Crossing-Opposition to Rezone

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

My name is Natalie Herzberg and I own the property at 5500 Crystal Court and would like to oppose the possible rezoning. I am unable to make it to the meeting. Thank you.

Natalie Herzberg

From: SD Fuller
Sent: Tuesday, July 9, 2024 1:22 PM
To: Contact-Planning
Subject: Item number 2024-0048Z

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

As a longtime resident of Stone Brooke Crossing subdivision, I would like to express my concerns and make it known that I vehemently **oppose** the rezoning and proposed build plans for the McKinney Islamic Society Mosque for the corner plot of land at Virginia Parkway and Crutcher Crossing.

A few of the major concerns for this proposition include:

- * **Constant Activity:** Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people.
- * **Noise:** Possible loud speakers on the outside of the building. In addition, the noise that comes with 300+ cars and up to 3,000 people coming and going daily.
- * **Traffic:** Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our normal traffic issues AND with future traffic from the Event Center less than a half mile away (which I also opposed). Increased traffic may also lead to an increase of accidents and pedestrian safety concerns especially for our neighborhood children who walk to and from school each day as well as those driving. When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.
- * **Parking:** 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests.
- * **Light Pollution:** Light pollution from the expansive parking lot (note the site plans do not list light posts).
- * **Loss of Privacy:** Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans and have yet to submit any tree survey to the city.
- * **Decreased Property Value:** How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?
- * **Simply does not fit into a single family home area:** There are no other buildings that are as tall or large as this projected one within many miles that have constant day and night activities. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

To summarize, this area of the city is mainly residential and rezoning to allow such a behemoth structure will negatively impact all McKinney citizens who live nearby. Please help us keep our property values and sustain our quality of life by rejecting this rezoning request.

Thank you,
Suzanne Fuller

From: Garrett Stoker
Sent: Tuesday, July 9, 2024 1:24 PM
To: Contact-Planning
Subject: Agenda 2024-0048Z

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Hello,

I am a homeowner and resident of Stonebrook Crossing and would like to strongly oppose the rezoning plans for the green space at Crutcher Crossing and Virginia.

1. A building of that size and location will almost certainly reduce property values for the neighborhood.
2. Traffic will be unbearable in that area on any days where events are held. I'm not familiar with the religious affiliation of the building and can't speak to what days people will congregate, but given that it's being sold as a community center, I have a hard time believing it will only be one day per week. The parking lot having a capacity of 300 is absolutely absurd for the area and that lot size. I counted on Google Earth and got a rough estimate of ~600 parking spots for the Target at 380 and 75. We're supposed to believe that half of the Target parking lot (which is NEVER more than half full) won't impact traffic? There is no world in which that doesn't have a significant impact on traffic going in or out of the neighborhood.
3. Light pollution from the parking lot that will inevitably require them.
4. As someone that doesn't affiliate myself with any religion, I'm not comfortable with *another* religious building being so close to my house. We already have two churches within a stone's throw of the neighborhood and I would prefer my kids not grow up near any of it.

I cannot oppose this enough and wish I had the time to attend the hearing tonight. Please do not do this. Buildings of that size are bad for the nearby residents in McKinney.

From: Karen McLaughlin
Sent: Tuesday, July 9, 2024 1:24 PM
To: Contact-Planning
Subject: Rezoning Virginia and Crutcher Crossing

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

To Whom It May Concern,

I oppose the rezoning of the property at Virginia and Crutcher Crossing from 15,000 sq ft to 45,000 sq ft. structure. I understand that McKinney is a progress city but this is not what I signed up for when we bought our home twenty-six years ago. A structure this size does not fit in with the single family home communities in this area. The property was zoned for single family homes. I am opposed to the increased traffic, removal of natural trees and increased noise pollution that the rezoning will inevitably cause.

Thank you for considering my opinions,
Karen McLaughlin

From: Shezar1
Sent: Tuesday, July 9, 2024 1:28 PM
To: Contact-Planning
Subject: Item number 2024-0048Z - McKinney Muslim Association Rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Hi,

We live in the neighborhood behind where the proposed zoning will be for this new structure. We are OPPOSED to the proposed rezoning.

This will affect the quality of life in the area with the amount of increased noise and traffic that this facility will attract. The streets aren't big enough to accommodate the amount of people that will be attending events or driving by as part of their everyday lives. Traffic is already starting to increase from the amount of housing being added to the city.

Of personal note, we have already seen an increase in houses for sale in the area anticipating the negative impact a structure like this will have in an area that are all residential houses and without tall buildings. Allowing this to be approved will negatively impact the value of homes and in turn impact the city's financial numbers.

From: sid gibson
Sent: Tuesday, July 9, 2024 1:31 PM
To: Contact-Planning
Subject: Agenda item 2024-0048Z - against

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

To Planning and Zoning,

I writing to you in reference to agenda item 2024-0048Z, the McKinney Islamic Society Mosque. I live in Cambridge Estates, which is across the street and slightly west of the proposed building.

I am against granting any kind of variance to the property for the following reasons:

1. Constant Activity-As stated, having the capacity for 3000 people with daily activities.
2. Traffic- the traffic along Virginia parkway has gotten exponentially worse over the years. This will only add to the mayhem.
3. Parking- adding hundreds of cars on a daily basis will cause overflow parking problems in local neighborhoods that will impact the ability of residents and friends/family to utilize this.
4. Building does not fit into a residential neighborhood. This was originally zoned for single family homes. There are not any buildings this proposed height or size in the immediate area. Again, it simply doesn't fit in the neighborhood and should be voted.

There are several other reasons, decreased property values, loss of privacy for the homes that back up to the proposed property, increased noise, etc.

Please vote AGAINST granting this variance . It would not benefit the neighborhoods or McKinney in any way.

Regards,

Sid Gibson
536 Castlewood Dr

From: Robert Paquette
Sent: Tuesday, July 9, 2024 1:51 PM
To: Contact-Planning
Subject: rezone request 2024-0048z

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

As a resident of McKinney, I support the McKinney Islamic Society in their quest to find an appropriate site for their mosque in McKinney, However, I am opposed to changing the zoning to allow their use of the property at Virginia and Crutcher Crossing.

There are 400 homes in the Stone Brook Crossing neighborhood, with the Virginia/Crutcher Crossing intersection as the primary entry/exit point. Assuming 2.5 vehicles per home, that's approximately 1,000 vehicles that use that intersection at various times of the day. Placing a facility at that intersection with a capacity of 3,000 people arriving and departing at specific times during the day, every day, will unnecessarily create traffic issues. I'm sure the Islamic Society wants to be good neighbors, but even suggesting this is inconsiderate. This is not a way to build good neighbor relations.

Potentially placing loudspeakers to presumably be used 5 times a day in a neighborhood setting is offensive. Tornado alerts in the neighborhood are helpful, noise from this facility, or any other facility in the neighborhood, is unwanted.

A facility capacity of 3,000 people and parking for only 300 vehicles will result in parking on Crutcher Crossing, in the Legends Assisted Living parking lot, and on other streets in the neighborhood. Unacceptable.

The higher height of the imposing facility, outdoor lighting, congestion, and loss of trees will result in lower property values for the neighborhood. There are plenty of other locations in McKinney more suitable.

Deny this rezoning request.

Regards,
Robert Paquette

From:
Sent: Tuesday, July 9, 2024 2:16 PM
To: Contact-Planning
Subject: Item number 2024-0048Z

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

To McKinney Planning Committee,

Thank you for hearing the Stone Brooke Crossing homeowners concerns today.

I have been a part of this community for 17 years and own my home in the neighborhood. This neighborhood has been a wonderful community for my family of six, with four children. We have had all our children attend McKinney ISD schools and I am currently a McKinney ISD educator. We have been involved and committed advocates of McKinney. We have had many of our friends move here because of the praise we give of McKinney being a family friendly community.

With the two proposed lots outside our neighborhood, one being at the front of Virginia and Crutcher crossing (Islamic Association), and the other being at the corner of Lake Forest and Virginia(Event Center),both are in residential areas but plans are for much larger centers that much exceeded current zoning criteria. These very large buildings will be allowing thousands of people in and out of our neighborhood at all times day and night. This is not what we thought we signed up for when purchasing a home in Stone Brooke Crossing. My hope for finishing raising our family in this neighborhood and welcoming future grandchildren into our neighborhood is fading with the rezoning of these lots of land. I would like for the planning committee to put themselves in the Stone Brooke Crossing community shoes and ask yourself if you would want a 45 foot high, 3,000 person capacity building (Islamic Center) and an event center that allows drinks and live music blaring into your quiet, family friendly neighborhood.

None of us, knowingly, would have moved here if that is what was proposed when moving in. These properties are currently zoned for residential use or small businesses buildings. Please help us keep it that way.

Thank you so much for hearing my concerns.

Stone Brooke Crossing homeowner,
Melissa Schwegman

Sent from my iPhone

From:
Sent: Tuesday, July 9, 2024 2:20 PM
To: Contact-Planning
Cc: pittsteelers@sbcglobal.net
Subject: Agenda Item # 2024-0048Z

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

To Whom It May Concern:

I oppose the rezoning of the property at Crutcher Crossing and Virginia Parkway to allow for the building of a large Islamic Mosque. Building a structure this size on that size property will have detrimental effects to the neighborhoods around it. Including the Legends retirement home located across the street from it.

The detrimental effects include, but not limited to, increased traffic at various times of the day, the possibility of mosque attendees using Crutcher Crossing for overflow parking, and removal of the trees on the lot affecting the privacy of the houses behind the lot. Additionally, building a facility that can house 3000 people with 300 parking spots affects our property values and the ability to safely enter and exit our neighborhood. We are already experiencing increased traffic with Boyd High School just down the street and the increase over the last few years to the number of traffic lanes on Virginia Parkway. Try turning into our neighborhood from Virginia Parkway. It can be a nightmare! Have you ever visited the intersection at Crutcher Crossing and Virginia, or for that matter the intersection of Lake Forest and Virginia Parkway during peak travel period each day? It is especially harsh during peak rush hour as cars and people try to navigate through the area. What about the effects on the peaceful area surrounding the retirement home where McKinney residents are trying to live a quiet retirement life. Do you think they need the increased traffic?

Additionally, the building size and especially the height (45 ft tall) will ruin the beauty of the area. As I stated, all existing trees will be removed that border our nice neighborhood. And simply requiring them to place new trees around the new building will not work because the trees currently there are probably 50 to 100 years old. Providing ample privacy not to mention adhering to the McKinney slogan Unique by Nature! And putting a wall between the mosque and the houses butting up against the property will not work. Do you think those residents want to stare at a cement wall or a rod iron fence?

Finally, we are already seeing housing values drop and/or people deciding to move because they are afraid their house investment and gains will be lost. Good friends and neighbors are leaving the neighborhood because of the increased traffic. Our neighborhood value will be degraded by such a large building being placed so close to it. How is this structure, in terms of size and unwanted additional traffic congestion any different than the entertainment facility plans (which we fought

against and won) a developer was trying to build at the corner of Virginia and Lake Forest. There is no difference. Plain and simple.

I hope you will consider what is being said by me and others that reside in the Stone Brooke Crossing Neighborhood and vote down the building of the Islamic Mosque at the corner of Crutcher Crossing and Virginia.

Thank you,

Gene Ross
5313 Hawks Nest
McKinney, Texas
Stone Brooke Crossing Neighborhood

CONFIDENTIALITY NOTICE: This email and any attachments are for the sole use of the intended recipient and may contain material that is proprietary, confidential, privileged or otherwise legally protected or restricted under applicable government laws. Any review, disclosure, distributing or other use without expressed permission of the sender is strictly prohibited. If you are not the intended recipient, please contact the sender and delete all copies without reading, printing, or saving.

From: Sarah Timmons
Sent: Tuesday, July 9, 2024 2:21 PM
To: Forrest Timmons; Contact-Planning
Subject: Item number 2024-0048Z

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Hello,

We would like to oppose the rezoning on the corner of crutcher crossing and Virginia. The mosque would cause many issues including traffic, parking issues, noise violation, property value decrease, and the fact that the mosque does not fit the intended use or single residential zones for that area in 2017.

From: Jake Duce
Sent: Tuesday, July 9, 2024 2:22 PM
To: Contact-Planning
Subject: Item number 2024-0048Z

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Good afternoon,

I'd like to oppose the proposed expansion of the building that will be on the corner of my neighborhood. I've lived on Crutcher Crossing for more than a decade and in McKinney for more than 15 years.

While I'm completely ok with the building as the current plans outline, I'm not ok with the proposed expansion of it. The added traffic will create safety concerns for my children as they walk to school.

Thank you for your consideration.

- Jake Duce

From: Perry Fuller
Sent: Tuesday, July 9, 2024 2:25 PM
To: Contact-Planning
Subject: Item number 2024-0048Z

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

As a longtime resident of Stone Brooke Crossing subdivision, I would like to express my concerns and make it known that I vehemently **oppose** the rezoning and proposed build plans for the McKinney Islamic Society Mosque for the corner plot of land at Virginia Parkway and Crutcher Crossing.

A few of the major concerns for this proposition include:

- * Constant Activity: Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people.
- * Noise: Possible loud speakers on the outside of the building. In addition, the noise that comes with 300+ cars and up to 3,000 people coming and going daily.
- * Traffic: Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our normal traffic issues AND with future traffic from the Event Center less than a half mile away (which I also opposed). Increased traffic may also lead to an increase of accidents and pedestrian safety concerns especially for our neighborhood children who walk to and from school each day as well as those driving. When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.
- * Parking: 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests.
- * Light Pollution: Light pollution from the expansive parking lot (note the site plans do not list light posts).
- * Loss of Privacy: Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans and have yet to submit any tree survey to the city.
- * Decreased Property Value: How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?
- * Simply does not fit into a single family home area: There are no other buildings that are as tall or large as this projected one within many miles that have constant day and night activities. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

We moved our family to McKinney in 2000 as we were attracted to the qualities the city and specially our neighborhood offered. Two of our children graduated from McKinney and one is currently attending McKinney Boyd High School. We would not have chosen to locate in Stone Broke Crossing if there was a mammoth mosque located where the current proposal requires. McKinney has plenty of land mass more suitable without disrupting it's citizens. I am extremely disappointed with our city leaders inability to look out for the interests of the citizens who elected them.

To summarize, this area of the city is mainly residential and rezoning to allow such a behemoth structure will negatively impact all McKinney citizens who live nearby. Please help us keep our property values and sustain our quality of life by rejecting this rezoning request.

Thank you,
Perry Fuller

From: Leah Vince
Sent: Tuesday, July 9, 2024 2:44 PM
To: Contact-Planning
Subject: Proposed New Mosque

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Hello,

As Stone Brook Crossing residents, we have some major concerns with the new mosque being proposed for the corner of Virginia and Crutcher Crossing.

Some of our concerns include:

* **Constant Activity:** Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people.

* **Noise:** Possible loudspeakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily.

* **Traffic:** Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our current normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. *When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.*

* **Parking:** 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests.

* **Light Pollution:** Light pollution from the expansive parking lot (note the site plans do not list light posts).

* **Loss of Privacy:** Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans *and have yet to submit any tree survey to the city.*

* **Decreased Property Value:** How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?

* **Simply does not fit into a single-family home area:** There are no other buildings that are as tall and large as this projected one within many miles that have constant day and night activities with hundreds of cars coming and going throughout every day. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

Thank you for your careful consideration.

Sincerely,
Martin & Leah Vince
Stone Brook Crossing Neighborhood

From: David ·
Sent: Tuesday, July 9, 2024 2:35 PM
To: Contact-Planning
Subject: July , 9 meeting. Opposition to McKinney Islamic association zoning request

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

My wife and I are long time residents and landowners, near the land owned by the McKinney Islamic association; at the intersection of Virginia and Cruthcer Crossing. We are opposed to the rezoning of this plot to allow a 45,000sf and 45 ft tall building.

Some of our concerns include:

- * **Constant Activity:** Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people.
- * **Noise:** Possible loudspeakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily.
- * **Traffic:** Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our current normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. *When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.*
- * **Parking:** 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests.
- * **Light Pollution:** Light pollution from the expansive parking lot (note the site plans do not list light posts).
- * **Loss of Privacy:** Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans *and have yet to submit any tree survey to the city.*
- * **Decreased Property Value:** How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?
- * **Simply does not fit into a single-family home area:** There are no other buildings that are as tall and large as this projected one within many miles

that have constant day and night activities with hundreds of cars coming and going throughout every day. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

Sincerely,

David D. and Iulia Williams

From: Kara Munns ·
Sent: Tuesday, July 9, 2024 2:33 PM
To: Contact-Planning
Cc: Nicholas Munns
Subject: Rezoning of Land on Virginia and Crutcher Crossing

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Good Afternoon,

I am writing in vehement opposition to the rezoning of the plot of land on Virginia and Crutcher Crossing for the Mckinney Islamic Society Mosque.

As a resident of the Stone Brooke Crossing Neighborhood, my concerns are as follows:

1. Traffic/Parking:

The building plans state a capacity for 3,000 people. That many cars and people entering and exiting the neighborhood on a regular basis poses a problem for our established and residential neighborhood. That is a tremendous strain on the traffic light at Crutcher and Virginia.

In addition, we are a neighborhood that is very walkable - kids walk home from Dowell Middle School and Boyd High school, families with young children regularly walk the neighborhood, and our neighborhood pool and park are close to the proposed site. A sudden and immense uptick in car traffic poses a danger to our families and children. The builder was asked if there was an official traffic engineering inspection completed, and they were not able to confirm this.

The plans state parking for 300 cars. However with a proposed capacity of 3,000, unless every car holds 10 people, there is a clear discrepancy. This will lead to people visiting the site to park in our surrounding neighborhood, limiting residents and their guests' parking.

2. Noise and Light Pollution:

The inevitable noise that comes with 300+ cars and up to 3,000+ coming and going on a daily basis is a serious concern for residents in our neighborhood. In addition, the lights from the building and cars/lighting in the lot at night, is also of concern.

3. Loss of Privacy, Green Space and Decreased Property Value

The developer has indicated that most of the mature trees on this property will be removed. No tree survey has been submitted to the city, which is of major concern. The residents of our neighborhood are facing a major loss of privacy with the removal of trees and the loss of green space is a major issue for us as well. Trees provide an essential function for our neighborhoods and the loss of them without a survey or appropriate measures is not acceptable.

For a city that claims the slogan "Unique by Nature" removing a large swatch of mature trees/green space does NOT fit with the vision or values of McKinney.

Decreasing Property Values are also a concern to those living in our neighborhood. A sudden introduction of an extremely large commercial/non-residential building at our main entrance will certainly cause this.

In conclusion, rezoning for this mega building at the front of our neighborhood simply does not belong in a residential/single family home neighborhood. There are no buildings of this size or capacity within many miles of this location (excepting our neighborhood schools). Having thousands of people and their cars coming and going at all hours/every day of the week is not the right use of this land.

Respectfully,

Kara Munns

From: Escobedo, Barbara ·
Sent: Tuesday, July 9, 2024 2:29 PM
To: Contact-Planning
Cc: Elizabeth Victoria; Barbara Escobedo;
communications@cmamanagement.com
Subject: RE: Stone Brooke Crossing: URGENT: Opposition to Rezone Request

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Hello,

I am writing on behalf of Stone Brooke Crossing, as I am a member of this community, to submit my opinion on the mega mosque that's proposed to be built on Virginia and Crutcher Crossing.

I have lots of concerns, see the list below:

Some of our concerns include:

* **Constant Activity:** Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays.

They currently state the building will have capacity for 3,000 people.

* **Noise:** Possible loudspeakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily.

* **Traffic:** Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our current normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. *When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.*

* **Parking:** 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests.

* **Light Pollution:** Light pollution from the expansive parking lot (note the site plans do not list light posts).

* **Loss of Privacy:** Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans *and have yet to submit any tree survey to the city.*

* **Decreased Property Value:** How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?

* **Simply does not fit into a single-family home area:** There are no other buildings that are as tall and large as this projected one within many miles that have constant day and

night activities with hundreds of cars coming and going throughout every day. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

Please consider all these concerns before building in a lush (greenbelt) residential community.

Thanks,

Barbara Escobedo
Elizabeth Victoria

From: Asha Shetty
Sent: Tuesday, July 9, 2024 2:54 PM
To: Contact-Planning
Subject: Proposed Mosque agenda item # 2024-0048Z

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

As a resident of Stone Brooke Crossing, I vehemently object to the rezoning efforts by the Islamic Association at the proposed mosque site on the corner of Virginia and Crutcher crossing for several reasons

- 1) the larger building would mean more occupancy which would translate to a traffic nightmare for the residents who are trying to get in and out of the neighborhood
- 2) parking issues and the possible parking on the street
- 3) constant activity
- 4) light pollution
- 5) noise pollution from traffic and folks trying to walk across

This behemoth along with the already approved entertainment venue on the other access road to our development will mean hell for the residents because we will have several thousand people and hundreds of cars so for us hardworking individuals looking to spend a quiet weekend at home will have to deal with noise and lights and traffic trying to get in and out especially on weekends. We understand mckinney needs to develop but some attention needs to be paid to the impact on citizens trying to lead a quiet life. It should not always be about \$\$\$

I urge you to NOT approve this zoning change which is sure to ruin property values. For a lot of folks the only big asset they have is their home and if property values plummet because of these issues, their life in retirement will be in ruins.

Asha Shetty
313 BLue Spring Dr
Mckinney
TX 75072

Sent from my iPhone

Sent from my iPhone

From: Grace Morrissey <gmmorrissey25@gmail.com>
Sent: Tuesday, July 9, 2024 2:57 PM
To: Contact-Planning
Subject: Proposed Development

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Dear Planning and Zoning Committee,

I am writing to express my concerns about the large building development within our community. As a resident I think it is important to consider the impact this project will have on our daily lives and neighborhood.

The first of my concerns comes from the inevitable traffic jams and constant activity that the building would bring. The facility with the capacity for 3,000 people and only 300 spots will undoubtedly cause disruptions within the community. Not only will it cause congestion, but with hundreds of vehicles coming and going from the building. We already face traffic issues and urge the committee to focus on pedestrian safety. It is important to understand the dangers that already surround the Crutcher crossing and Virginia intersection, with only a few short years ago there was an accident involving three runners a part of the McKinney Boyd Cross Country team. As someone who was at the scene of the accident I urge the committee to take into account the safety of pedestrians as it is also a route high schoolers use to come to and from school.

Secondly, I am concerned with the effects on residents of the neighborhood. The large development we will lose the privacy from the trees that line the tenants back yards that back up to the establishment. In addition, the value of our properties is a concern since such a large building could decrease our investments. In addition to that in 2017 our area was rezoned for single family homes, however the addition of this building does not align with the community's character.

We respectfully ask that the Planning and Zoning Commission thoroughly evaluate these concerns before approving this new development. Our community's future depends on this careful decision making.

Thank you for your attention on this matter.

Sincerely,

Grace Morrissey, Stonebrook Crossing Resident

From: Danny Badough ·
Sent: Tuesday, July 9, 2024 3:14 PM
To: Contact-Planning
Subject: Proposed Ruining our Neighborhood Rezoning Request Item number 2024-0048Z

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

I am a resident of the Stone Brook Crossing neighborhood off of Virginia Parkway and I have many concerns about the planned building that is being proposed at Virginia and Crutcher Crossing. We have lived in this neighborhood for 16 years now.

The most obvious one is traffic. There are only 2 exits from our neighborhood: both onto Virginia Parkway, which this property is in between. Any extra traffic congestion can cut off our access, as it does sometimes when there is an accident on Virginia Parkway blocking both entrances. Building such a large structure which supports even more traffic congestion and potential parking issues does not make sense. Add to this the memory center that has already been built that was approved over many of our neighborhood objections and the future event center that was also approved after the re-zoning was refused, and just getting out of our neighborhood to go to school/work/grocery store may become impossible.

Another concern with the traffic is pedestrian issues. We have already seen high school students struck by vehicles at this intersection just with the current traffic. With more traffic, the likelihood of more incidents increases. Also, adding yet another commercial entrance on our small neighborhood entrance at Crutcher Crossing like their plans have compounds traffic issues.

Another big concern, as it is with the event center also planned for our neighborhood, is noise. Our neighborhood right now is a bit protected and secluded by many trees on this property. That protection will be lost in building this. Also, having such a structure designed for larger events will increase noise from vehicles, people and events taking place there. We have a nice, peaceful neighborhood now and do not want to lose it. I am pretty sure no one who is voting on this change would want it next to their neighborhood either.

Finally, I would mention that when this property was zoned as it was many years ago, it was done with forethought and planning. The reason such a property was not zoned for a structure this large was all of the impacts it would have on this neighborhood, those mentioned and many more. Zoning is in place to protect people and their neighborhood. Ignoring the forethought and planning that was done to rezone and allow

this bypasses the careful planning and the rights of all of the people who moved into this neighborhood on the promises made by them.

I ask you to consider the McKinney citizens that have called this neighborhood home for many year and how you would feel if you were being subjected to this and decline this rezoning request.

Thanks

Danny Badough

From: Danny Berry
Sent: Tuesday, July 9, 2024 3:17 PM
To: Contact-Planning
Subject: Item Number 2024-0048Z

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

P&Z Commission,

We are in opposition to the proposed re-zoning activity for the SE corner of Virginia and Crutcher Crossing. We have lived in this neighborhood for 24 years and raised 3 kids here. The space being proposed for the new building is not in alignment with this area and will create many safety issues in our opinion. The increased amount of traffic will cause enhanced danger for school children walking to McKinney Boyd as well as Dowell Middle School. This is already a dangerous intersection with wrecks seemingly on a regular basis. Our neighborhood is too close for the bus routes and therefore those kids without parent drop offs, must walk right through this exact intersection. This is not acceptable by any means.

Other concerns our neighborhood is voicing are below. Please hear our opposition to this as we only want to protect the safety and unique livability of our neighborhood with this greenspace. Thank you for your time and consideration of our opposition.

Regards....
Danny and Melissa Berry

- * **Constant Activity:** Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people.
- * **Noise:** Possible loudspeakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily.
- * **Traffic:** Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our current normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. *When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.*
- * **Parking:** 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests.

* **Light Pollution:** Light pollution from the expansive parking lot (note the site plans do not list light posts).

* **Loss of Privacy:** Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans *and have yet to submit any tree survey to the city.*

* **Decreased Property Value:** How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?

* **Simply does not fit into a single-family home area:** There are no other buildings that are as tall and large as this projected one within many miles that have constant day and night activities with hundreds of cars coming and going throughout every day. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

From: Priyal Shah
Sent: Tuesday, July 9, 2024 3:30 PM
To: Contact-Planning
Subject: Subject: Opposition to Rezoning Request (Item 2024-0048Z)

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Dear City Planning Commission,

I am writing to express my strong opposition to the rezoning request submitted by the McKinney Islamic Society for the plot of land at the corner of Virginia and Crutcher Crossing. As a resident of this community, I have significant concerns about the impact this proposed development will have on our neighborhood.

First and foremost, the proposed building's size is alarming. A structure of 45,000 square feet and 45 feet tall is entirely out of character for our area, which currently has zoning restrictions limiting buildings to 15,000 square feet and 35 feet tall. This drastic increase in size will undoubtedly lead to several issues that will negatively affect our community.

Some of my primary concerns include:

- **Constant Activity:** The proposed building will host events daily, with a capacity of up to 3,000 people. This will bring continuous activity to our neighborhood, significantly disrupting our quality of life.
- **Noise:** The potential for loudspeakers outside the building, combined with the noise from 300+ cars and thousands of people coming and going each day, is unacceptable.
- **Traffic:** The inevitable traffic congestion along Virginia and Crutcher will create significant delays and safety concerns for both residents and pedestrians. The developer has not provided any official traffic engineering inspection results to address these issues.
- **Parking:** With only 300 parking spots for a building that can accommodate 3,000 people, overflow parking will congest our streets and limit parking availability for residents and their guests.
- **Light Pollution:** The expansive parking lot will contribute to light pollution, further disrupting the peace and privacy of our neighborhood.
- **Loss of Privacy:** The removal of mature trees that currently provide a natural buffer between homes and the proposed development will significantly reduce privacy for residents whose properties back up against the site.
- **Decreased Property Values:** The presence of such a large building at our main entrance is likely to decrease property values in the area, negatively impacting residents' investments.
- **Mismatch with Neighborhood Character:** The proposed development is not in keeping with the single-family home character of our neighborhood. There are no other buildings of this size and activity level within many miles of our area.

For these reasons, I urge the Planning and Zoning Commission to reject this rezoning request. Preserving the character, safety, and quality of life in our neighborhood is of utmost importance, and this proposed development poses too many risks to these values.

Thank you for considering my concerns.

Sincerely,
Priyal Shah
5133 Sandy ct,
Mckinney TX 75072

From: Caitlyn Strickland
Sent: Tuesday, July 9, 2024 4:09 PM
To: Jacob Bennett
Subject: FW: Planning and Zoning Commission // Item number 2024-0048Z

Cait Strickland, AICP

Planning Manager (Development Review)

City of McKinney | Development Services Division
[221 N. Tennessee St.](#) | [McKinney, TX 75069](#)
phone 972.547.7404 | cstrickland@mckinneytexas.org

The City of McKinney recently amended and relocated its development regulations into a new Unified Development Code (UDC)! To learn more about the amendments or to view the new UDC, visit our website at www.mckinneytexas.org/udc

From: Katherine Kirchner
Sent: Tuesday, July 9, 2024 3:51 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Cc: Drew Combs
Subject: Planning and Zoning Commission // Item number 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

To whom it may concern,

My husband and I live in Stone Brooke Crossing, and are writing in opposition to the rezoning of the land at the corner of Virginia and Crutcher Crossing (#2024-0048Z).

Upon researching the case, we have concerns about re-zoning the land from PD to C1.

- In the Unified Development Code, one of the considerations for rezoning is ***"Whether the Zoning Change would have an adverse impact on the character of the surrounding properties."***
 - A 40,000 sqft structure at 45 feet tall with capacity for 3,000 and constant programming would certainly have an adverse impact on the character of the single family neighborhood that surrounds it on nearly all sides. The additional routine traffic would also have a significantly negative impact on the neighborhood.

- Another note of consideration in the Unified Development Code states "**Whether the proposed zoning district and uses support and further the City Council's strategic goals.**".
 - Considering that the land in question was only recently re-zoned to PD, I would argue that re-zoning to C1 in this location would go against current city goals. In under 6 years, 2 private businesses have been established within the zone, adjacent to the plot that fit within current PD zone permittance. I would argue that the Islamic Association that purchased the land knew the code and should have a plan for their structure that fits within current guidelines.
 - **They state in their letter of intent that their initial proposed plans are for a 40,000 sqft structure, which indicates they never intended to build within code of the land they purchased.**

- Another note of consideration in the Unified Development Code states that the party requesting to change the zone must outline in their letter of intent "**Detailed justification and/or supporting documentation as to why the applicant is requesting to rezone the subject property to a specific zoning district.**"
 - In their letter of intent, their justification is not detailed and their supporting documentation is weak. They are putting forth minimum effort, yet asking for maximum return.
 - Their justification is that their initial plans are too big for the current zoning, which is poor planning on their behalf. I would hope anyone purchasing land of that size in an area that affects several neighborhoods would do their homework and make plans that suit the zone before asking for special consideration.
 - Their supporting documentation is that the assisted living facility across the street exists as a C1. Just because someone else has a C1 zone does not justify or support any other area being rezoned. If the city allowed every re-zone to go through, what would our community look like? Also, the nature of the assisted living facility is drastically different than that of the proposed structure. By definition, assisted living facilities have quiet residents, minimal activities, and minimal traffic created.

- **I'm curious about the initial re-zoning in 2017 of the land in question.**
 - In the *ORDINANCE NO. 2017-04-041*, it lists that it's being rezoned from PD to PD - why re-zone to the same type in the first place?

- **Overall note:** A building of that size, with a large capacity and minimal parking, with the nature of their frequent programming and related traffic - will have a negative impact on the value of the established community and property values. Not to mention the removal of a majority of the mature trees that both define McKinney and the entrance to the neighborhood. I hope the committee will consider the points made above during their hearing, and consider the residents of the community that has been established for over 20 years.

Thank you for your consideration,
Katherine and Drew Combs

Katherine
214.724.5395

From: Amy Longoria
Sent: Tuesday, July 9, 2024 10:11 PM
To: Contact-Planning
Subject: Potential Re-Zoning - Corner of Virginia and Crutcher Crossing, McKinney

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

McKinney Planning and Zoning

Re: Tues. July 9 meeting, re-zoning agenda number 2024-0048Z

Please DO NOT re-zone the area near the corner of Virginia and Crutcher Crossing. This plot of land that is at the entrance to our neighborhood and would share that entrance cannot accommodate a building bigger than the already-zoned maximum 15,000 square feet.

No other buildings that are as tall and large as the projected mosque are as close to single-family homes as this one would be. McKinney is one of the best places in the country to live, and a big reason for that is the quiet, private feel that comes from mature trees and careful zoning of like buildings in a geographic area.

Hundreds of cars would be coming and going during the day and night at our neighborhood entrance, and this is a safety, home value, and quality of life issue.

Thank you,

Amy Longoria, 5529 Pebble Court, McKinney 75072

From: Jenny Hernandez
Sent: Tuesday, July 9, 2024 7:17 PM
To: Contact-Planning
Subject: Opposition to rezone request

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

To Whom It May Concern,

We live in the Stone Brooke Crossing neighborhood off of Virginia and Crutcher Crossing. We are writing in opposition of the rezoning for the Mckinney Islamic Society Mosque. We have several concerns about the mosque being built. First, there will not be enough parking for a mosque that can hold up to 3,000 people. Our neighborhood is not equipped for this much overflow parking and traffic. The roads are too narrow as it is. I can't imagine the constant traffic with the 5 times a day call to prayer. This combined with the traffic from the event center that is being built on the corner of Virginia and Lake Forest. Second, the noise from possible outdoor speakers and the excessive traffic. Furthermore, we feel our property values will decrease due to this massive structure at the entrance of our neighborhood.. A mosque simply doesn't fit into a single family home area. There are no other buildings that are as tall or large as the projected one within miles that have constant day and night activities. Please do not allow this lot to be rezoned for this mosque. Thank you for your time.

Sincerely,
Jenny and Tomas Hernandez

From: Edwin Velez
Sent: Tuesday, July 9, 2024 6:23 PM
To: Contact-Planning
Subject: Re-zoning

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

We totally are opposed to the expansion let alone the development of this facility/mosque at the entrance of our neighborhood!

This is a gross manipulation of the citizens of McKinney! This is our home here! This is not a major commercial section here.

Among so many reasons why this is terrible for our neighborhood this will restrict easy access in and out of our neighborhood which is extremely crucial for us.

We have complex medical family members that need immediate access in or out of our neighborhood at any given time and we cannot afford to have obstacles, events, traffic jams, etc.

I can't believe we are having to send an email to state the obvious here. Where are our elected officials that should be standing up against this ridiculous project that is absolutely going to affect our livelihood.

This is our home, and along with the amazing neighborhood here we highly considered Stone Brooke Crossing because of the entrance it has.

Edwin Velez
Certified Swimming Pool Operator

From: bo yu
Sent: Tuesday, July 9, 2024 7:09 PM
To: Contact-Planning
Subject: rezone the plot of land to accommodate a building up to 45,000 square feet and 45 feet tall

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Hi, Planning and Zoning Commission,

My name is Bo Yu. I am the homeowner of 5525 Amber Way, Mckinney, 75072.
I strongly oppose the rezoning of the land at the corner of Virginia and Crutcher Crossing (right across from Legends Assisted Living).

here are my concerns:

- * Constant Activity: Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people.
- * Noise: Possible loudspeakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily.
- * Traffic: Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our current normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.
- * Parking: 300 parking spots for a capacity of 3,000 people will create overflow parking needs and will congest our streets and limit parking for residents and their guests.
- * Light Pollution: Light pollution from the expansive parking lot (note the site plans do not list light posts).
- * Loss of Privacy: Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans and have yet to submit any tree survey to the city.
- * Decreased Property Value: How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?

* Simply does not fit into a single-family home area: There are no other buildings that are as tall and large as this projected one within many miles that have constant day and night activities with hundreds of cars coming and going throughout every day. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

Thank you for your consideration.

Bo

2143107607 (cell)

From: Paula Braaten
Sent: Tuesday, July 9, 2024 6:55 PM
To: Contact-Planning
Subject: Concerns

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

I live in Stonebrook Crossing off Rolling Rock Dr and I have some concerns about this large, high traffic building that is proposed to be built in our neighborhood quiet and safe neighborhood.

I am an atheist so the fact that this is a mosque makes no difference to me and my personal values.

My concerns are as follows: traffic, parking, noise and loss of property value.

Please reconsider.

Paula Braaten
951-473-9803

From: Z Klem
Sent: Tuesday, July 9, 2024 6:54 PM
To: Contact-Planning
Subject: Opposed to new zoning for McKinney mosque

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Hello McKinney Planners,

I am writing in to make sure my voice is heard regarding the new zoning for the McKinney Islamic association mosque at Virginia and crutcher crossing.

I am 100% OPPOSED to the new zoning. I do not want any large venue there, regardless of religious affiliation. So when you want to expand its size, that is something that makes it even worse for the surrounding residents.

I do not want increased traffic, activity, and noise at the inlet of my community, which is the tip of the iceberg when it comes to my reasons why I'm opposed. Not to mention, it makes zero sense to put a venue like this right next to residents' homes and a residential neighborhood.

AND, I know I am not alone in this opposition.

Frankly, I can't understand why this was approved in the first place. Please don't take it further and increase the size of an already unwanted venue by the residents of stonebrook crossing and other surrounding neighborhoods.

If this is approved, I will lose faith in you, the decision-makers for our city and neighborhoods. And my future support will disappear quickly.

Please make the right decision for the people who this will impact, myself and others, and **DO NOT APPROVE** the increased zoning for the new McKinney mosque.

From,

Zane Klemo - a concerned resident of stonebrook crossing

From: Kierstyn Martell
Sent: Tuesday, July 9, 2024 5:59 PM
To: Contact-Planning
Subject: Opposition to Rezone (Virginia and Crutcher Crossing)

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

To whom this may concern,

My husband and I have many concerns regarding the planning to rezone the plot of land on the South side of Virginia at Crutcher Crossing. We do not feel that the building and parking lot proposed for that area is appropriate for the residential community it would be nestled closely against.

We have been residents at Stone Brooke Crossing for three years now, and we are concerned for our property values and quality of life if the building of the new mosque is permitted. When we moved to our neighborhood, we chose it for its quiet nature and its neighborly, suburban feel. We feel that the addition of a mega-sized mosque at the corner of our neighborhood's main entrance will disrupt the quality of our neighborhood.

A facility created to hold up to 3,000 people bring constant activity and traffic issues. Events on weekends and even weekdays will increase our neighborhood's noise level significantly. Our home is also on a corner lot, and we are concerned about cars coming down our street looking for additional parking or searching for an easy route to turn around if missing the entrance to the facility. Additional cars along our streets also pose a safety issue for families with young children taking walks or playing in front yards.

As mentioned before, our neighborhood has two entrances, the main entrance being at Crutcher Crossing, right where the entrance to the new mosque would be. The traffic at the stoplight has high potential of becoming overcrowded especially around the times of events, classes, etc. held at the mosque.

How will this affect our home property values? If current residents are already not happy about the addition of this oversized facility in a small neighborhood, who then would want to move into this neighborhood after it is built? The main entrance to our neighborhood will be deceiving and not even look like a family-friendly neighborhood. The sheer size of the proposed building alone already proves to fit a more commercialized community. Any building on the lot should match the quiet, family-living environment, not dominate the corner as this proposed building will be.

Please take our concerns into consideration when addressing this rezoning plan.

Sincerely,
Nathan and Kierstyn Martell

--

Kierstyn Martell

From:
Sent: Tuesday, July 9, 2024 5:32 PM
To: Contact-Planning
Subject: mega mosque

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

This building size is not acceptable for area they want to build. Can build one like The size at off Hardin and Eldorado. Don't want the added traffic. This is very near my home. Enough traffic from high school. Don't need to add more. Have them go north or near the expressway. Not in neighborhood area.

From: William Conwell
Sent: Tuesday, July 9, 2024 5:24 PM
To: Contact-Planning
Subject: Mega mosque at crutcher crossing

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

I sincerely and humbly asked you to please consider the future of McKinney and the current residence regarding the approval of this 45,000 sq ft & 45 ft tall building on the corner of Crutcher Crossing in virginia. Regardless of the intent or the use of the building this is a major change in zoning and we'll have huge impacts on the residents in this area.

We, like many other .

Mckinney residents, choose this neighborhood and this school district and this area because of the trees and the environment and the natural beauty. The slogan of McKinney Parks is "Unique by nature". A giant 45 ft tall Mega structure on the corner will not be "unique by Nature" but will be in major conflict with the current environment and aesthetics of the city as well as the neighborhood specifically. We ask that you please do not approve this zoning change. Please keep McKinney unique by nature.

From: Diana Copeland
Sent: Tuesday, July 9, 2024 5:14 PM
To: Contact-Planning
Subject: ITEM: #2024-00482 McKinney Islamic Society Mosque

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

From: Diana Copeland
Date: July 9, 2024 at 4:50:32 PM CDT
To: planning@mckinneytexas.org
Subject: ITEM: #2024-00482 McKinney Islamic Society Mosque

McKinney
City Council and Planning Department

Dear Members of the City Council and Planning Department,

We hope this letter finds you well. We are writing to express my concerns regarding the proposed rezoning and development for McKinney Islamic Society Mosque.

As a long time resident of McKinney. We have raised our children in McKinney. We are deeply concerned about the potential impact this development will have on our community. While we understand the need for growth and development, we believe this project poses several significant challenges that need to be addressed:

Increased Traffic Congestion:

The proposed development is likely to lead to a substantial increase in traffic in our area. Our current infrastructure is not equipped to handle the additional volume, which will inevitably lead to congestion, longer commute times, and increased risk of accidents.

Constant Activity and Noise:

The introduction of such a large building will bring constant activity to what is currently a relatively quiet neighborhood. The increased noise levels, both during construction and once the building is operational, will negatively

impact the quality of life for residents.

Insufficient Parking:

There is already a shortage of parking in our area, and this development will exacerbate the problem. The proposed parking facilities are inadequate to accommodate the number of vehicles that will be associated with the new building, leading to spillover parking in residential streets and creating further inconvenience for residents.

Impact on Local Services and Infrastructure:

The strain on local services, such as waste management, water supply, and public transportation, will be significant. Our current infrastructure may not be able to support the increased demand, leading to potential disruptions and decreased quality of service for existing residents.

Preservation of Community Character:

Our neighborhood has a unique character and charm that will be adversely affected by the introduction of a large, commercial-style building. It is important to consider the long-term impact on the community's identity and ensure that development is in harmony with the existing environment.

We urge the City Council and Planning Department to reconsider the rezoning and development plans for this area. It is essential to conduct thorough traffic and environmental impact studies, engage with the local community to address their concerns, and explore alternative solutions that balance growth with the preservation of our neighborhood's character and quality of life.

Thank you for your attention to this matter. We look forward to your response and am willing to participate in any community discussions or meetings to further address these issues.

Sincerely,

Mr. & Mrs. Cedric Copeland

From: Joseph Tijerina
Sent: Tuesday, July 9, 2024 4:42 PM
To: Contact-Planning; District3; Kim Tijerina
Subject: Opposition to Zoning change Crutcher Crossing - StoneBrooke Crossing

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

My family and I would like to voice our **strong opposition** to the proposed zoning change at Crutcher Crossing and Virginia Parkway.

Please uphold the current zoning, and do not recommend the proposed zoning change that allows an outrageous **200% increase in building size** for this property. As a 21 year resident of McKinney, I have seen the benefits of the zoning commission's well-planned, balanced, and thoughtful growth. This proposed zoning change is not aligned with that positive impact on our community for several reasons:

- Traffic generated from this large development will be overwhelming.
- Parking will overflow on days of worship and Holidays
- The proposed change will result in an aesthetically displeasing sight to the neighborhood entrance, negatively affecting property values.
- Increased noise and light pollution, well above the desired level for a residential neighborhood, will result if such a massive structure is permitted.
- There are additional reasons, and I expect you will hear them at the next meeting. In all my years, I have never seen my neighbors so energized to oppose a zoning change proposal.

In summary, we believe the proposed zoning change will adversely affect both our current quality of life and the peacefulness of our neighborhood, but also our future, as it will negatively impact our property values, which for many families represents their largest, single investment for their sound future.

I urge you, do NOT recommend this proposed change to our City Council. The development of this land should be allowed, of course, but within already established zoning plans. At one point, this was the commitment and the plan; McKinney needs you to stick to that plan. The magnitude of this proposed zoning change is outrageous, and honestly, it would feel almost insulting to our neighborhood if you were to move forward with a recommendation, especially now knowing how many residents are opposed to the change.

Thank you,
Joseph & Kim Tijerina
5200 Geode Lane
Stone Brooke Crossing

From: Donald Solinger
Sent: Tuesday, July 9, 2024 4:40 PM
To: Contact-Planning
Subject: Item number 2024-0048Z

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

As a resident of the neighborhood next to the proposed location, I am very disturbed. There are only two entrances to our neighborhood, both of which come out on the Virginia Parkway and the main entrance at Crutcher Crossing will be greatly affected by events at this center. The size of the building that they're proposing for this location, both height and square footage is much larger than should be allowed in this area. Not only would it be an eyesore for the residence and potentially impact residential value, but it would also be a major traffic issue. The traffic jams in and out of the neighborhood would be outrageous along with the noises that will be coming from the facility when having events. Please reconsider and do not allow these zoning changes to affect all the residents around the facility.

[Sent from AT&T Yahoo Mail for iPhone](#)

From: Amy Sherman
Sent: Tuesday, July 9, 2024 4:27 PM
To: Contact-Planning
Subject: Mosque on the corner of crutches Crossing and Virginia

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

No to the re zoning .

408 Dolomite Drive.
Timothy Sherman
Stone Brook Crossing

[Sent from AT&T Yahoo Mail on Android](#)

From: hellokeke
Sent: Tuesday, July 9, 2024 4:17 PM
To: Contact-Planning
Subject: Strongly opposition to the rezone request to build a church at Virginia and Crutcher Crossing

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Dear McKinney Zoning Dept.

I, a homeowner in the community of Stone Brooke Crossing, am writing to express my strong opposition to the recent rezoning proposal for the construction of a 45,000-square-foot church near my home. While I respect the importance of religious institutions, I believe that this location is ill-suited for such a large-scale facility. Allow me to outline my concerns:

1. **Traffic Congestion:** The proposed church, with a capacity for 3,000 people, will undoubtedly lead to increased traffic in our residential area. The influx of vehicles during services, events, and gatherings will strain our already congested roads.
2. **Noise and Disturbance:** A church of this size will generate significant noise, especially during worship services, choir rehearsals, and other activities. The peaceful ambiance of our neighborhood will be disrupted, affecting the quality of life for residents.
3. **Parking Challenges:** Accommodating parking for 3,000 attendees poses a considerable challenge. Overflow parking could spill into nearby streets, exacerbating congestion and potentially blocking driveways.
4. **Privacy Concerns:** The proposed site is surrounded by single-family homes. Residents value their privacy, and the constant flow of people and activities associated with the church will compromise this privacy.
5. **Light and Sound Pollution:** Large gatherings often involve amplified sound systems and bright lighting. These elements can disturb the tranquility of our community, especially during evening events.
6. **Property Value Impact:** The presence of a massive church building adjacent to our homes will undoubtedly affect property values. Potential buyers may be deterred by the proximity to such a structure, leading to decreased property prices.

7. **Incompatibility with Existing Structures:** Our neighborhood primarily consists of single-family homes, and there is no comparable tall or large building with continuous day and night activities. The proposed church stands out starkly against the existing landscape.
8. **Support for Local Religious Activity:** While I understand and support local religious activity, I firmly believe that a church of this scale should not be built in single-family residential areas. It disrupts the harmony and character of our community.

I kindly request that the zoning department carefully consider these factors before approving the rezoning. Our community's well-being, property values, and overall harmony are at stake. I urge you to prioritize the interests of the residents who call this area home.

Thank you for your attention to this matter. I trust that you will make an informed decision that balances the needs of all stakeholders.

Sincerely,

Keke Lee

Keke Lee

From: Caitlyn Strickland
Sent: Wednesday, July 10, 2024 8:12 AM
To: Jacob Bennett
Subject: FW: Item number 2024-0048Z

Cait Strickland, AICP

Planning Manager (Development Review)

City of McKinney | Development Services Division
[221 N. Tennessee St.](#) | [McKinney, TX 75069](#)
phone 972.547.7404 | cstrickland@mckinneytexas.org

The City of McKinney recently amended and relocated its development regulations into a new Unified Development Code (UDC)! To learn more about the amendments or to view the new UDC, visit our website at www.mckinneytexas.org/udc

From: Jordan ·
Sent: Wednesday, July 10, 2024 12:12 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Item number 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Hello,

I was unable to attend this evenings meeting due to my work schedule but wanted to provide my input.

As a resident of the nearby neighborhood I would like to express my concern about the additional traffic impact and overflow parking issues that will result by expanding the buildings footprint and capacity. According to the proposal, the capacity will be 3000 people but the parking would only allow for 300 cars. Unless you can put 10 people in a car, there is no way the lot will be able to accommodate that many people and the narrow streets of the neighborhood will take on an additional burden.

I would also like to address the requested changes to the buildings height and suggest that it be no taller than the adjacent assisted living facility.

Thank you.

From: Caitlyn Strickland
Sent: Wednesday, July 10, 2024 4:00 PM
To: Jacob Bennett
Subject: Fwd: Opposition to Rezone Request - Stonebrooke Crossing -Item number 2024-0048Z

Sent via the Samsung Galaxy S22 Ultra 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

From: Ryan Sipp
Sent: Wednesday, July 10, 2024 11:38:01 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Opposition to Rezone Request - Stonebrooke Crossing -Item number 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Hello, I am writing in concern for Item number 2024-0048Z , the rezoning of the Mckinney Islamic Society Mosque and the affects it will have on our neighborhoods and community. By allowing this proposed giant facility to be built, you are **endangering the existing residents of StoneBrooke Crossing**. This large of a building and the draw of constant pedestrians walking from miles away to it, multiple times a day, **will be a hazard for emergency vehicles trying to access the neighborhood (which only has that one entrance) and assisted living facility across the street.**

Below are a few of the concerns my neighbors and I also hold.

* Constant Activity: Activities associated with a large building that holds events every day, including other large gatherings throughout each week and for major holidays. They currently state the building will have capacity for 3,000 people.

* Noise: Possible loud speakers on outside of building. In addition, noise that comes with 300+ cars and up to 3,000 people coming and going daily.

* Traffic: Inevitable traffic jams along Virginia and Crutcher when 300+ vehicles come and go at the same time, 5+ times a day, every day - in addition to our current normal traffic issues AND with future traffic from the Event Center less than a half mile away. Increased traffic may also lead to an increase of accidents and pedestrian safety concerns. When asked, the builder was not able to confirm any official traffic engineering inspection that has been completed yet.

* Parking: 300 parking spots for a capacity of 3,000 people will create overflow parking

needs and will congest our streets and limit parking for residents and their guests.

* Light Pollution: Light pollution from the expansive parking lot (note the site plans do not list light posts).

* Loss of Privacy: Loss of privacy for residents whose homes back up against the property. The developer has indicated they will be removing most of the mature trees that provide a natural buffer between the homes and along Crutcher according to site plans and have yet to submit any tree survey to the city.

* Decreased Property Value: How will property values drop when homes are suddenly facing a mega building at our main entrance and the potential issues that may follow?

* Simply does not fit into a single family home area: There are no other buildings that are as tall and large as this projected one within many miles that have constant day and night activities with hundreds of cars coming and going throughout every day. The lot of land was rezoned in 2017 to mainly allow for single family homes to be built.

Thank you for helping us preserve home values and quality of life.

Ryan Sipp

From: Caitlyn Strickland
Sent: Wednesday, July 10, 2024 4:02 PM
To: Jacob Bennett
Subject: Fwd: Planning and Zoning Commission | Item number 2024-0048Z

Sent via the Samsung Galaxy S22 Ultra 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

From: Dawn McCool
Sent: Wednesday, July 10, 2024 3:05:09 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Planning and Zoning Commission | Item number 2024-0048Z

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Dear McKinney City Councilmembers, City Manager, Planning and Zoning Commission, and Board,

After attending the July 9, 2024 Planning and Zoning Commission meeting last evening, where Item Number 2024-0048Z was addressed and public comment heard, we want to thank you for your time, dedication, and willingness to listen, understand, and represent residents of McKinney. We also came to listen and garner understanding. We did not make public comment, but lodged our opposition to rezoning for the development at the corner of Virginia and Crutcher Crossing. As you steward McKinney's "Unique by Nature" motto, we want you to understand that it is not a mosque or event center that we oppose, but rather the willingness of our city planners to put the safety of an entire community at risk and compromise the value of living in the Stonebrook Crossing community—our home.

Our single-family home community does not benefit from a commercial enterprise that limits access to, and enjoyment of our homes which have been nestled in this beautiful community for many years. We would ask that you consider city planning and development that emphasizes and protects the lure, beauty, and safety of "[McKinney's inherent uniqueness \[that\] embodies the spirit of our community](#)" (quoted from McKinney's website), McKinney's "Unique by Nature" value. This begins with vision and zoning compatibility, the protection of green space, and a desire to protect the bedrock communities on which McKinney thrives.

City planning (or the lack of it) will soon have us boxed in with inadequate ingress and egress to our homes. We selected this idyllic community when purchasing our home specifically because it is a well-established family neighborhood with diversity and age

disparity, within walking distance of schools, conveniently located to all amenities, and tucked away from the new development fray representative of McKinney's explosive growth.

We urge you, our City Council Representatives, to require a traffic engineering inspection and community impact assessment that addresses the traffic and safety concerns of our established Stonebrook Crossing community of lovely older family homes. Consider as well, how construction of an event center *and* mosque over the course of many months (a year, or more?) will continuously impact the safety and livability—not only of our community, but for all who use Virginia Parkway and Lake Forest Drive to access homes, schools, and commercial centers. Virginia Parkway and Lake Forest are already very high traffic zones with Mckinney Boyd High School a few blocks away and many other commercial concerns located nearby. We urge you to please consider purchasing these properties along Virginia between Crutcher Crossing and Lake Forest for City of McKinney community parks that can be enjoyed by all. Preserve the natural beauty and sustainability of these trees, plants, animals, birds, and wetlands, in a way that is consistent with keeping our community a truly desirable place to live and thrive. Please keep McKinney Unique by Nature.

Thank you,
Dawn and Alan McCool
5513 Amber Way, McKinney
Crutcher Crossing Community

From: pcrespin
Sent: Wednesday, July 10, 2024 9:55 PM
To: Contact-Planning
Cc: Helanda Crespin; Phillip Crespin
Subject: Mosque Development McKinney/Virgina and Crutcher Crossing

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

To whom it may concern,

This email is in regard to the request for rezoning request for new Mosque Development.

The propose building design of 45 feet is not within the common residential development of our neighborhood.

We, as a family residing in the Stoneridge/Stonebrook residential area are strongly opposed and do stand in opposition to the request for rezoning.

We, as a family residing on the streets of Virginia and Crutcher Crossing know that this type of overly large construction will disrupt our community in ways of Noise control ("loud and speakers on outside of building"), and "inevitable traffic jams." Including increased auto accidents and hazards of impending harm to walking pedestrians, small children and pets.

We, a family residing in the neighborhood of Stoneridge/Stonebrook are concerned about the over bearing topography change from family community to an area unfit for family life. Our neighborhood is not zoned for the proposed expansion type.

We are adamantly against the proposed rezoning and construction of a 45 feet development.

Thank you for allowing us the chance to submit this opposition to rezoning and statement.

Phillip Crespin and Helanda Crespin
Phillip.crespin@gmail.com

From: G B <gbl3ss@yahoo.com>
Sent: Wednesday, July 10, 2024 8:30 PM
To: Contact-Planning
Subject: Protest to potential Mosque building

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Dear Planning and Zoning Commission,

We write to express our strong opposition to the proposed rezoning request, as it poses significant threats to our home values and quality of life.

Outlined below are our concerns:

1. **Constant Activity**: The planned large building, with a capacity for 3,000 people, will host events daily and large gatherings weekly, including major holidays.
2. **Noise**: Potential outdoor speakers and the noise generated by over 300 cars and up to 3,000 people coming and going each day will disrupt our community.
3. **Traffic**: The influx of more than 300 vehicles multiple times a day will exacerbate traffic jams on Virginia and Crutcher Crossing. This is in addition to existing traffic issues and anticipated traffic from the nearby Event Center, raising concerns about accidents and pedestrian safety. Notably, the developer has not confirmed any completed traffic engineering inspections.
4. **Parking**: The provision of 300+ parking spots for a 3,000-person capacity building will lead to parking overflow, congesting our streets and limiting parking for residents and their guests.
5. **Light Pollution**: The expansive parking lot will cause significant light pollution, as the site plans currently do not include light posts.
6. **Loss of Privacy**: Residents whose homes back up to the property will lose their privacy, especially since the developer plans to remove most of the mature trees that currently provide a natural buffer. No tree survey has been submitted to the city.
7. **Decreased Property Value**: The presence of a massive building at our main entrance, with all its associated issues, will likely decrease our property values.

8. ****Incompatibility with Single-Family Area****: The proposed building, with its constant activity and large size, is incompatible with our single-family home area. There are no similar buildings within miles, and the land was rezoned in 2017 primarily for single-family homes.

We urge you to consider these points and deny the rezoning request to help us maintain our home values and quality of life.

Thank you for your consideration.

Best Regards,

Chong Wang
Zhengzheng Li

600 Peterhouse Dr
McKinney, TX 75072

214-250-3675

From: Jenne Briedwell
Sent: Wednesday, July 10, 2024 4:28 PM
To: Contact-Planning
Subject: Mosque on Virginia/crutcher crossing.

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

This is not the place for a large. Building plus the traffic that entails. Please vote no.

Virginia briedwell
5128 Sandy. Court
McKinney Tx.
Sent from my iPhone

From: Caitlyn Strickland
Sent: Friday, July 12, 2024 4:58 PM
To: Jacob Bennett
Subject: FW: Opposition to Rezone Request and Mega Islamic Mosque addition (revised)

Cait Strickland, AICP
Planning Manager (Development Review)

City of McKinney | Development Services Division
221 N. Tennessee St. | McKinney, TX 75069 phone 972.547.7404 | cstrickland@mckinneytexas.org

The City of McKinney recently amended and relocated its development regulations into a new Unified Development Code (UDC)! To learn more about the amendments or to view the new UDC, visit our website at www.mckinneytexas.org/udc

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

From: Dawn Lewis
Sent: Thursday, July 11, 2024 11:00 PM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Re: Opposition to Rezone Request and Mega Islamic Mosque addition (revised)

EXTERNAL EMAIL WARNING: Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert button to report the email as phishing.

Good evening,

> I am sending this as a resident of a single family home that resides in stone Brook crossing to ask that this establishment not be approved to build and or at least request a traffic study be conducted as there is no way there will be enough parking for any building of this size.

My neighbors, my husband, and I were all at the meeting and we all have similar concerns as traffic is already so dangerous not only for ourselves but also for our young drivers.

> Traffic is already terrible there on Virginia parkway due to the location of our High School the population growth over the last 4-5 years and will already undergo a massive growth due to the event center that was approved to be built at the corner of Virginia pkwy and lake forest.

> The increase in traffics will make it more difficult for not only the residents here in stone Brook crossing to enter and exit for work school etc but for guests employees of legends care facility, but also landscapers, contractors, trash trucks, and more importantly especially any necessary emergency vehicles entering and or exiting the neighborhood.

I ask that you please consider the impact this will have being built at the entrance of a residential neighborhood.

Thank you for your time and consideration, Dawn Lewis
> Sent from my iPhone