

**From:** Terri Ramey  
**Sent:** Monday, March 11, 2024 4:12 PM  
**To:** Jacob Bennett  
**Cc:** Caitlyn Strickland; Wendy Semper  
**Subject:** FW: Online Form Submittal: Citizen Comments - 22-0020SP (Melissa Pennington)

1. 031224 PZ mtg.
2. Item # 22-0020SP
3. Melissa Pennington

Thank you,  
Terri Ramey

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Monday, March 11, 2024 4:07 PM  
**To:** Deana Smithee <[dsmithee@mckinneydc.com](mailto:dsmithee@mckinneydc.com)>; Linda Jones <[ljones2@mckinneycdc.org](mailto:ljones2@mckinneycdc.org)>; Terri Ramey <[tramey@mckinneytexas.org](mailto:tramey@mckinneytexas.org)>; Kathy Wright <[kwright@mckinneytexas.org](mailto:kwright@mckinneytexas.org)>; Akia Pichon <[apichon@mckinneytexas.org](mailto:apichon@mckinneytexas.org)>; CitySecretary <[CitySecretary@mckinneytexas.org](mailto:CitySecretary@mckinneytexas.org)>; Wendy Semper <[wsemper@mckinneytexas.org](mailto:wsemper@mckinneytexas.org)>; Melanie Molina <[mmolina@mckinneydc.com](mailto:mmolina@mckinneydc.com)>  
**Subject:** Online Form Submittal: Citizen Comments

**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.

## Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 3/12/2024

My public comments are for an item ON the Agenda

Agenda Item # 22-0020SP

Support or Oppose Agenda Item? Oppose

### Public Comments

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

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

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---

Comments

In response to the Tivona event center and as a homeowner within the Stone Brooke Crossing community next to this plot of land, I urge you to not approve this building. Previously, many homeowners, including myself, have had concerns with this event center being built in this area. The area simply does not fit with an event center. We are single family home neighborhoods within 2 miles each way. The issue of potential drunk drivers so close to a high school is a large concern. We also see an issue of noise and with three buildings, is guaranteed to have noise spill over when doors are constantly opening and closing late into the evening hours. This would be another issue of using valuable police resources to come and cite the event center - when we need them out protecting the community. Lastly, the parking variance they are requesting will guarantee we will have issues with traffic and parking in our quiet neighborhood and the surrounding neighborhoods. A 98 parking spot deficit is huge and we will not know the impact that will have once the other two buildings are built. How will we be guaranteed that those two future buildings won't need those parking spaces that are meant to be for them? We won't! Please, we urge you to deny this project to be built in our neighborhood and rally to get something on this piece of land that better fits the surrounding area. I appreciate your time in reading this.

---

First Name

Melissa

---

Last Name

Pennington

---

Address 1

5429 Crystal Ct.

---

Address 2

*Field not completed.*

---

**From:** Terri Ramey  
**Sent:** Monday, March 11, 2024 4:24 PM  
**To:** Jacob Bennett  
**Cc:** Caitlyn Strickland; Wendy Semper  
**Subject:** FW: Online Form Submittal: Citizen Comments - 22-0020SP (Leslee McKinney)

1. 031224 PZ mtg.
2. Item # 22-0020SP
3. Leslee McKinney

Thank you,  
Terri Ramey

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Monday, March 11, 2024 4:16 PM  
**Subject:** Online Form Submittal: Citizen Comments

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## Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 3/12/2024

My public comments are for an item ON the Agenda

Agenda Item # *Field not completed.*

Support or Oppose Agenda Item? Oppose

### Public Comments

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  - Request the topic be included as part of a future meeting, and / or
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-

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

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Comments	There is not enough space. It will be loud and take away value of our homes
First Name	Leslee
Last Name	McKinney
Address 1	5424 Crystal Ct
Address 2	<i>Field not completed.</i>
City	McKinney
State	TX
Zip	75072

---

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

**From:** Terri Ramey  
**Sent:** Tuesday, March 12, 2024 9:22 AM  
**To:** Jacob Bennett  
**Cc:** Caitlyn Strickland; Wendy Semper  
**Subject:** FW: Online Form Submittal: Citizen Comments - 22-0020SP (Leslee McKinney's second comment)

1. 031224 PZ mtg.
2. Item # 22-0020SP
3. Leslee McKinney

Thank you,  
Terri Ramey

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Monday, March 11, 2024 5:55 PM  
**To:** Deana Smithee <[dsmithee@mckinneydc.com](mailto:dsmithee@mckinneydc.com)>; Linda Jones <[ljones2@mckinneycdc.org](mailto:ljones2@mckinneycdc.org)>; Terri Ramey <[tramey@mckinneytexas.org](mailto:tramey@mckinneytexas.org)>; Kathy Wright <[kwright@mckinneytexas.org](mailto:kwright@mckinneytexas.org)>; Akia Pichon <[apichon@mckinneytexas.org](mailto:apichon@mckinneytexas.org)>; CitySecretary <[CitySecretary@mckinneytexas.org](mailto:CitySecretary@mckinneytexas.org)>; Wendy Semper <[wsemper@mckinneytexas.org](mailto:wsemper@mckinneytexas.org)>; Melanie Molina <[mmolina@mckinneydc.com](mailto:mmolina@mckinneydc.com)>  
**Subject:** Online Form Submittal: Citizen Comments

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Agenda Item # *Field not completed.*

Support or Oppose Agenda Item? Oppose

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Comments	This event center will bring lots of extra noise. To surround in neighborhoods. It needs to further out . It's going to affect the house values negatively. More drunk drivers leaving event. Congested traffic
----------	---

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First Name	Leslee
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Last Name	McKinney
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Address 1	5424 Crystal Ct
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Address 2	<i>Field not completed.</i>
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City	McKinney
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State	TX
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Zip	75072
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Email not displaying correctly? [View it in your browser.](#)

**From:** Terri Ramey  
**Sent:** Monday, March 11, 2024 4:39 PM  
**To:** Jacob Bennett  
**Cc:** Caitlyn Strickland; Wendy Semper  
**Subject:** FW: Online Form Submittal: Citizen Comments - 22-0020SP (Philip Primerano)

1. 031224 PZ mtg.
2. Item # 22-0020SP
3. Philip Primerano

Thank you,  
Terri Ramey

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Monday, March 11, 2024 4:37 PM  
**To:** Deana Smithee <[dsmithee@mckinneydc.com](mailto:dsmithee@mckinneydc.com)>; Linda Jones <[ljones2@mckinneycdc.org](mailto:ljones2@mckinneycdc.org)>; Terri Ramey <[tramey@mckinneytexas.org](mailto:tramey@mckinneytexas.org)>; Kathy Wright <[kwright@mckinneytexas.org](mailto:kwright@mckinneytexas.org)>; Akia Pichon <[apichon@mckinneytexas.org](mailto:apichon@mckinneytexas.org)>; CitySecretary <[CitySecretary@mckinneytexas.org](mailto:CitySecretary@mckinneytexas.org)>; Wendy Semper <[wsemper@mckinneytexas.org](mailto:wsemper@mckinneytexas.org)>; Melanie Molina <[mmolina@mckinneydc.com](mailto:mmolina@mckinneydc.com)>  
**Subject:** Online Form Submittal: Citizen Comments

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## Citizen Comments

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Date of Meeting: 3/12/2024

My public comments are for an item ON the Agenda

Agenda Item # 22-0020SP

Support or Oppose Agenda Item? Oppose

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Comments	There should not be an event center surrounded by houses. Put it on 75 or 121 in the business area with plenty of parking and roads. This will reduce people's housing values. This has also been turned down before, why is it coming up again. Nothing has changed
----------	--

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First Name	Philip
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Last Name	Primerano
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Address 1	5513 Crystal Court
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Address 2	<i>Field not completed.</i>
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City	McKinney
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State	Texas
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---

Zip	75072
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**From:** Terri Ramey  
**Sent:** Tuesday, March 12, 2024 9:23 AM  
**To:** Jacob Bennett  
**Cc:** Caitlyn Strickland; Wendy Semper  
**Subject:** FW: Online Form Submittal: Citizen Comments - 22-0020SP (Connie Gutana)

1. 031224 PZ mtg.
2. Item # 22-0020SP
3. Connie Gutana

Thank you,  
Terri Ramey

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Monday, March 11, 2024 7:49 PM  
**To:** Deana Smithee <[dsmithee@mckinneydc.com](mailto:dsmithee@mckinneydc.com)>; Linda Jones <[ljones2@mckinneycdc.org](mailto:ljones2@mckinneycdc.org)>; Terri Ramey <[tramey@mckinneytexas.org](mailto:tramey@mckinneytexas.org)>; Kathy Wright <[kwright@mckinneytexas.org](mailto:kwright@mckinneytexas.org)>; Akia Pichon <[apichon@mckinneytexas.org](mailto:apichon@mckinneytexas.org)>; CitySecretary <[CitySecretary@mckinneytexas.org](mailto:CitySecretary@mckinneytexas.org)>; Wendy Semper <[wsemper@mckinneytexas.org](mailto:wsemper@mckinneytexas.org)>; Melanie Molina <[mmolina@mckinneydc.com](mailto:mmolina@mckinneydc.com)>  
**Subject:** Online Form Submittal: Citizen Comments

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## Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 3/12/2024

My public comments are for an item ON the Agenda

Agenda Item # 22-0020SP

Support or Oppose Agenda Item? Oppose

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Comments

I am STRONGLY OPPOSED to the Zoning Change proposal at Lake Forest and Virginia, Case 22-0020SP for the following reasons:

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

Connie Gutana  
Resident of S Village Dr

---

First Name

Connie

---

Last Name

Gutana

---

Address 1

204 S Village Dr

---

Address 2

*Field not completed.*

---

**From:** Terri Ramey  
**Sent:** Tuesday, March 12, 2024 9:25 AM  
**To:** Jacob Bennett  
**Cc:** Caitlyn Strickland; Wendy Semper  
**Subject:** FW: Online Form Submittal: Citizen Comments - 22-0020SP (Hillary Warren)

1. 031224 PZ mtg.
2. Item # 22-0020SP
3. Hillary Warren

Thank you,  
Terri Ramey

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Monday, March 11, 2024 7:51 PM  
**To:** Deana Smithee <[dsmithee@mckinneydc.com](mailto:dsmithee@mckinneydc.com)>; Linda Jones <[ljones2@mckinneycdc.org](mailto:ljones2@mckinneycdc.org)>; Terri Ramey <[tramey@mckinneytexas.org](mailto:tramey@mckinneytexas.org)>; Kathy Wright <[kwright@mckinneytexas.org](mailto:kwright@mckinneytexas.org)>; Akia Pichon <[apichon@mckinneytexas.org](mailto:apichon@mckinneytexas.org)>; CitySecretary <[CitySecretary@mckinneytexas.org](mailto:CitySecretary@mckinneytexas.org)>; Wendy Semper <[wsemper@mckinneytexas.org](mailto:wsemper@mckinneytexas.org)>; Melanie Molina <[mmolina@mckinneydc.com](mailto:mmolina@mckinneydc.com)>  
**Subject:** Online Form Submittal: Citizen Comments

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## Citizen Comments

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Date of Meeting: 3/12/2024

My public comments are for an item ON the Agenda

Agenda Item # 22-0020SP

Support or Oppose Agenda Item? Oppose

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---

Comments	I live in Stonebrooke Crossing next to where the proposed event center is going to be. This developer keeps trying to put an event center where there are neighborhoods all around. There is no business case for any event venue to be in a residential area. I am worried about noise and drunk drivers in our area. Has the developer shown any sort of business case as to who they have wanting to use this? They have not shown how they intend to safeguard anything around the neighboring homes, they only continue to keep trying to push this through. I am vehemently opposed to this due to safety concerns, noise, and it being a detriment to my property value.
----------	---

---

First Name	Hillary
Last Name	Warren
Address 1	5301 Sandstone Ln
Address 2	<i>Field not completed.</i>
City	Mckinney
State	TX
Zip	75072

---

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**From:** Terri Ramey  
**Sent:** Tuesday, March 12, 2024 9:26 AM  
**To:** Jacob Bennett  
**Cc:** Caitlyn Strickland; Wendy Semper  
**Subject:** FW: Online Form Submittal: Citizen Comments - 22-0020SP (Suzanne Fuller)

1. 031224 PZ mtg.
2. Item # 22-0020SP
3. Suzanne Fuller

Thank you,  
Terri Ramey

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Monday, March 11, 2024 8:10 PM  
**To:** Deana Smithee <[dsmithee@mckinneydc.com](mailto:dsmithee@mckinneydc.com)>; Linda Jones <[ljones2@mckinneycdc.org](mailto:ljones2@mckinneycdc.org)>; Terri Ramey <[tramey@mckinneytexas.org](mailto:tramey@mckinneytexas.org)>; Kathy Wright <[kwright@mckinneytexas.org](mailto:kwright@mckinneytexas.org)>; Akia Pichon <[apichon@mckinneytexas.org](mailto:apichon@mckinneytexas.org)>; CitySecretary <[CitySecretary@mckinneytexas.org](mailto:CitySecretary@mckinneytexas.org)>; Wendy Semper <[wsemper@mckinneytexas.org](mailto:wsemper@mckinneytexas.org)>; Melanie Molina <[mmolina@mckinneydc.com](mailto:mmolina@mckinneydc.com)>  
**Subject:** Online Form Submittal: Citizen Comments

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## Citizen Comments

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Date of Meeting: 3/12/2024

My public comments are for an item ON the Agenda

Agenda Item # *Field not completed.*

Support or Oppose Agenda Item? Oppose

### Public Comments

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---

Comments	As a longtime resident of a neighboring subdivision, I strongly oppose the proposed event center on the corner of Virginia Pkwy and Lake Forest Dr. This has been a quiet residential and small business area for many years. The proposed item is not a good fit for this location nor the allotted acreage. Not to mention the negative impact on the people living near it. The well being of McKinney residents should come before any business. Commercial development has its place in economic growth, but this is not it.
----------	---

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First Name	Suzanne
------------	---------

---

Last Name	Fuller
-----------	--------

---

Address 1	5309 Hawks Nest
-----------	-----------------

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Address 2	<i>Field not completed.</i>
-----------	-----------------------------

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City	McKinney
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State	TX
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Zip	75072
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**From:** Terri Ramey  
**Sent:** Tuesday, March 12, 2024 9:27 AM  
**To:** Jacob Bennett  
**Cc:** Caitlyn Strickland; Wendy Semper  
**Subject:** FW: Online Form Submittal: Citizen Comments - 22-0020SP (Dante Munoz-Castaneda)

1. 031224 PZ mtg.
2. Item # 22-0020SP
3. Dante Munoz-Castaneda

Thank you,  
Terri Ramey

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Monday, March 11, 2024 9:27 PM  
**To:** Deana Smithee <[dsmithee@mckinneydc.com](mailto:dsmithee@mckinneydc.com)>; Linda Jones <[ljones2@mckinneycdc.org](mailto:ljones2@mckinneycdc.org)>; Terri Ramey <[tramey@mckinneytexas.org](mailto:tramey@mckinneytexas.org)>; Kathy Wright <[kwright@mckinneytexas.org](mailto:kwright@mckinneytexas.org)>; Akia Pichon <[apichon@mckinneytexas.org](mailto:apichon@mckinneytexas.org)>; CitySecretary <[CitySecretary@mckinneytexas.org](mailto:CitySecretary@mckinneytexas.org)>; Wendy Semper <[wsemper@mckinneytexas.org](mailto:wsemper@mckinneytexas.org)>; Melanie Molina <[mmolina@mckinneydc.com](mailto:mmolina@mckinneydc.com)>  
**Subject:** Online Form Submittal: Citizen Comments

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Support or Oppose Agenda Item? Oppose

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Comments	I am a community member who is concerned with the development of the property due to the noise pollution that it brings, the increase in traffic to our quiet community, lighting that will disturb nearby homes. How will the concerns of community members be addressed?
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---

First Name	Dante
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Last Name	Munoz-Castaneda
-----------	-----------------

---

Address 1	200 South Village Dr
-----------	----------------------

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Address 2	<i>Field not completed.</i>
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City	mckinney
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State	tx
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Zip	75072
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**From:** Terri Ramey  
**Sent:** Tuesday, March 12, 2024 9:30 AM  
**To:** Jacob Bennett  
**Cc:** Caitlyn Strickland; Wendy Semper  
**Subject:** FW: Online Form Submittal: Citizen Comments - 22-0020SP (Dante MunozCastaneda - second comment)

1. 031224 PZ mtg.
2. Item # 22-0020SP
3. Dante MunozCastaneda

Thank you,  
Terri Ramey

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Monday, March 11, 2024 9:58 PM  
**To:** Deana Smithee <[dsmithee@mckinneydc.com](mailto:dsmithee@mckinneydc.com)>; Linda Jones <[ljones2@mckinneycdc.org](mailto:ljones2@mckinneycdc.org)>; Terri Ramey <[tramey@mckinneytexas.org](mailto:tramey@mckinneytexas.org)>; Kathy Wright <[kwright@mckinneytexas.org](mailto:kwright@mckinneytexas.org)>; Akia Pichon <[apichon@mckinneytexas.org](mailto:apichon@mckinneytexas.org)>; CitySecretary <[CitySecretary@mckinneytexas.org](mailto:CitySecretary@mckinneytexas.org)>; Wendy Semper <[wsemper@mckinneytexas.org](mailto:wsemper@mckinneytexas.org)>; Melanie Molina <[mmolina@mckinneydc.com](mailto:mmolina@mckinneydc.com)>  
**Subject:** Online Form Submittal: Citizen Comments

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- Request the topic be included as part of a future meeting, and / or
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---

Comments	The parking is an unresolved issue. 98 spots short of what is needed. This plan does not appear to be suitable for the area it's confined to
First Name	Dante
Last Name	MunozCastaneda
Address 1	200 S Village Dr
Address 2	<i>Field not completed.</i>
City	McKinney
State	TX
Zip	75072

---

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

**From:** Wendy Semper  
**Sent:** Thursday, March 21, 2024 3:24 PM  
**To:** Jacob Bennett  
**Cc:** Caitlyn Strickland; Terri Ramey  
**Subject:** FW: Online Form Submittal: Citizen Comments

1. PZ Mtg. on 03-26-24
2. Case # 22-0020SP
3. Peter Litwin

Wendy Semper  
Administrative Assistant  
City of McKinney | Planning Department  
221 N. Tennessee St. | McKinney, TX 75069  
Ph: 972.547.7432  
[wsemper@mckinneytexas.org](mailto:wsemper@mckinneytexas.org)

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Tuesday, March 19, 2024 6:02 PM  
**To:** Deana Smithee <[dsmithee@mckinneydc.com](mailto:dsmithee@mckinneydc.com)>; Linda Jones <[ljones2@mckinneycdc.org](mailto:ljones2@mckinneycdc.org)>; Terri Ramey <[tramey@mckinneytexas.org](mailto:tramey@mckinneytexas.org)>; Kathy Wright <[kwright@mckinneytexas.org](mailto:kwright@mckinneytexas.org)>; Akia Pichon <[apichon@mckinneytexas.org](mailto:apichon@mckinneytexas.org)>; CitySecretary <[CitySecretary@mckinneytexas.org](mailto:CitySecretary@mckinneytexas.org)>; Wendy Semper <[wsemper@mckinneytexas.org](mailto:wsemper@mckinneytexas.org)>; Melanie Molina <[mmolina@mckinneydc.com](mailto:mmolina@mckinneydc.com)>  
**Subject:** Online Form Submittal: Citizen Comments

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## Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 3/26/2024

My public comments are for an item: ON the Agenda

Agenda Item #: 22-0020SP2

Support or Oppose Agenda Item?: Oppose

## Public Comments

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

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

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---

### Comments

Regardless of the zoning for this property, an evening celebration event venue of this size is not appropriate for a residential area for numerous reasons, including increased noise pollution, increased traffic congestion with increased risk of accidents, loss of residential privacy, light pollution, inebriated motorists in the neighborhood after events let out, and reduced property values (since no one, including P&Z and City Council members and the property developer would consider buying a home beside such a venue). The proposed buffer between the development and the homes is woefully inadequate. More mature trees and a higher barrier (higher than 6 feet) would be needed to adequately protect homeowner privacy. Why must this developer destroy the natural barrier that already exists between the lot and the homes? Answer - to squeeze in extra parking to try to satisfy the immense parking problems this venue is already facing. That this City is even considering allowing this type of venue to be constructed beside homes is outrageous. I'm fairly certain the City representatives in favor of this proposal would oppose it if it were designated to be built beside their homes.

---

First Name

Peter

---

Last Name

Litwin

---

Address 1

5124 Sandy Court

---

Address 2

*Field not completed.*

---

City

McKinney

---

**From:** Wendy Semper  
**Sent:** Thursday, March 21, 2024 3:25 PM  
**To:** Jacob Bennett  
**Cc:** Caitlyn Strickland; Terri Ramey  
**Subject:** FW: Online Form Submittal: Citizen Comments

1. PZ Mtg. on 03-26-24
2. Case # 22-0020SP
3. Thomas Wofford

Wendy Semper  
Administrative Assistant  
City of McKinney | Planning Department  
221 N. Tennessee St. | McKinney, TX 75069  
Ph: 972.547.7432  
[wsemper@mckinneytexas.org](mailto:wsemper@mckinneytexas.org)

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Wednesday, March 20, 2024 5:04 PM  
**To:** Deana Smithee <[dsmithee@mckinneycdc.com](mailto:dsmithee@mckinneycdc.com)>; Linda Jones <[ljones2@mckinneycdc.org](mailto:ljones2@mckinneycdc.org)>; Terri Ramey <[tramey@mckinneytexas.org](mailto:tramey@mckinneytexas.org)>; Kathy Wright <[kwright@mckinneytexas.org](mailto:kwright@mckinneytexas.org)>; Akia Pichon <[apichon@mckinneytexas.org](mailto:apichon@mckinneytexas.org)>; CitySecretary <[CitySecretary@mckinneytexas.org](mailto:CitySecretary@mckinneytexas.org)>; Wendy Semper <[wsemper@mckinneytexas.org](mailto:wsemper@mckinneytexas.org)>; Melanie Molina <[mmolina@mckinneycdc.com](mailto:mmolina@mckinneycdc.com)>  
**Subject:** Online Form Submittal: Citizen Comments

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## Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 3/26/2024

My public comments are for an item: ON the Agenda

Agenda Item #: 22-0020SP2

Support or Oppose Agenda Item?: Oppose

## Public Comments

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---

### Comments

My home is Sandy CT lot 7 that backs up to this proposed development. Our concern is that our backyard is substantially graded and a 6' masonry wall will still sit below the foundation of my home, offering a full view of anyone in the parking lot of this property to see straight into our home and swimming pool. Also the noise from the parking lots and the additional noise reflecting off the concrete parking lot from Virginia pkwy is a concern. This has increased substantially since the additional lanes were added to the road. I do not feel like this is a good proposal for this space. Does every green space in McKinney have to be turned into a parking lot? I have lived in this home for 26 years.

---

First Name

Thomas

---

Last Name

Wofford

---

Address 1

5104 Sandy CT

---

Address 2

*Field not completed.*

---

City

McKinney

---

State

TX

---

Zip

75072

---

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

**From:** Wendy Semper  
**Sent:** Thursday, March 21, 2024 3:26 PM  
**To:** Jacob Bennett  
**Cc:** Caitlyn Strickland; Terri Ramey  
**Subject:** FW: Online Form Submittal: Citizen Comments

1. PZ Mtg. on 03-26-24
2. Case # 22-0020SP
3. Kelly March

Wendy Semper  
Administrative Assistant  
City of McKinney | Planning Department  
221 N. Tennessee St. | McKinney, TX 75069  
Ph: 972.547.7432  
[wsemper@mckinneytexas.org](mailto:wsemper@mckinneytexas.org)

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Thursday, March 21, 2024 3:08 PM  
**To:** Deana Smithee <[dsmithee@mckinneydc.com](mailto:dsmithee@mckinneydc.com)>; Linda Jones <[ljones2@mckinneycdc.org](mailto:ljones2@mckinneycdc.org)>; Terri Ramey <[tramey@mckinneytexas.org](mailto:tramey@mckinneytexas.org)>; Kathy Wright <[kwright@mckinneytexas.org](mailto:kwright@mckinneytexas.org)>; Akia Pichon <[apichon@mckinneytexas.org](mailto:apichon@mckinneytexas.org)>; CitySecretary <[CitySecretary@mckinneytexas.org](mailto:CitySecretary@mckinneytexas.org)>; Wendy Semper <[wsemper@mckinneytexas.org](mailto:wsemper@mckinneytexas.org)>; Melanie Molina <[mmolina@mckinneydc.com](mailto:mmolina@mckinneydc.com)>  
**Subject:** Online Form Submittal: Citizen Comments

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## Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 3/26/2024

My public comments are for an item: ON the Agenda

Agenda Item #: 22-0020SP2

Support or Oppose Agenda Item?: Oppose

## Public Comments

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---

Comments	I definitely don't support this for many reasons. This will just increase traffic and noise. Decrease homes values and why destroy more nature and land? There is absolutely no need for a mega event center at this location.
First Name	Kelly
Last Name	March
Address 1	5412 Crystal Ct
Address 2	<i>Field not completed.</i>
City	McKinney
State	Tx
Zip	75072

---

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



**From:** Wendy Semper  
**Sent:** Thursday, March 21, 2024 3:26 PM  
**To:** Jacob Bennett  
**Cc:** Caitlyn Strickland; Terri Ramey  
**Subject:** FW: Online Form Submittal: Citizen Comments

1. PZ Mtg. on 03-26-24
2. Case # 22-0020SP
3. Brandon Kerns

Wendy Semper  
Administrative Assistant  
City of McKinney | Planning Department  
221 N. Tennessee St. | McKinney, TX 75069  
Ph: 972.547.7432  
[wsemper@mckinneytexas.org](mailto:wsemper@mckinneytexas.org)

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Thursday, March 21, 2024 3:09 PM  
**To:** Deana Smithee <[dsmithee@mckinneydc.com](mailto:dsmithee@mckinneydc.com)>; Linda Jones <[ljones2@mckinneycdc.org](mailto:ljones2@mckinneycdc.org)>; Terri Ramey <[tramey@mckinneytexas.org](mailto:tramey@mckinneytexas.org)>; Kathy Wright <[kwright@mckinneytexas.org](mailto:kwright@mckinneytexas.org)>; Akia Pichon <[apichon@mckinneytexas.org](mailto:apichon@mckinneytexas.org)>; CitySecretary <[CitySecretary@mckinneytexas.org](mailto:CitySecretary@mckinneytexas.org)>; Wendy Semper <[wsemper@mckinneytexas.org](mailto:wsemper@mckinneytexas.org)>; Melanie Molina <[mmolina@mckinneydc.com](mailto:mmolina@mckinneydc.com)>  
**Subject:** Online Form Submittal: Citizen Comments

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## Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 3/26/2024

My public comments are for an item: ON the Agenda

Agenda Item #: 22-0020SP2

Support or Oppose Agenda Item?: Oppose

## Public Comments

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---

Comments

Hello,

I would like to register my opposition to this project. This will lead to people parking in our neighborhoods, traffic jams, drunk motorists, sound/light pollution and frankly does not benefit the local residents in any substantial way. Mckinney is growing fast and there are many other more optimal spots for this event center than in the middle of a residential such as ours.

Thank you,  
Brandon Kerns

---

First Name

brandon

---

Last Name

kerns

---

Address 1

305 blue spring dr.

---

Address 2

*Field not completed.*

---

City

mckinney

---

State

tx

---

Zip

75072

---

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

**From:** Wendy Semper  
**Sent:** Thursday, March 21, 2024 3:29 PM  
**To:** Jacob Bennett  
**Cc:** Caitlyn Strickland; Terri Ramey  
**Subject:** FW: Online Form Submittal: Citizen Comments

1. PZ Mtg. on 03-26-24
2. Case # 22-0020SP2
3. Joshua Dominguez

Wendy Semper  
Administrative Assistant  
City of McKinney | Planning Department  
221 N. Tennessee St. | McKinney, TX 75069  
Ph: 972.547.7432  
[wsemper@mckinneytexas.org](mailto:wsemper@mckinneytexas.org)

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Thursday, March 21, 2024 3:11 PM  
**To:** Deana Smithee <[dsmithee@mckinneydc.com](mailto:dsmithee@mckinneydc.com)>; Linda Jones <[ljones2@mckinneycdc.org](mailto:ljones2@mckinneycdc.org)>; Terri Ramey <[tramey@mckinneytexas.org](mailto:tramey@mckinneytexas.org)>; Kathy Wright <[kwright@mckinneytexas.org](mailto:kwright@mckinneytexas.org)>; Akia Pichon <[apichon@mckinneytexas.org](mailto:apichon@mckinneytexas.org)>; CitySecretary <[CitySecretary@mckinneytexas.org](mailto:CitySecretary@mckinneytexas.org)>; Wendy Semper <[wsemper@mckinneytexas.org](mailto:wsemper@mckinneytexas.org)>; Melanie Molina <[mmolina@mckinneydc.com](mailto:mmolina@mckinneydc.com)>  
**Subject:** Online Form Submittal: Citizen Comments

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## Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 3/26/2024

My public comments are for an item: ON the Agenda

Agenda Item #: 22-0020SP2

Support or Oppose Agenda Item?: Oppose

## Public Comments

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Comments	Decrease of property value, increased traffic and noise
First Name	Joshua
Last Name	Dominguez
Address 1	5436 Pebble Court
Address 2	<i>Field not completed.</i>
City	McKinney
State	Texas
Zip	75072

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

**From:** Wendy Semper  
**Sent:** Thursday, March 21, 2024 4:40 PM  
**To:** Jacob Bennett  
**Cc:** Caitlyn Strickland; Terri Ramey  
**Subject:** FW: Online Form Submittal: Citizen Comments

1. PZ Mtg. on 03-26-24
2. Case # 22-0020SP2
3. Philip Primerano

Wendy Semper  
Administrative Assistant  
City of McKinney | Planning Department  
221 N. Tennessee St. | McKinney, TX 75069  
Ph: 972.547.7432  
[wsemper@mckinneytexas.org](mailto:wsemper@mckinneytexas.org)

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Thursday, March 21, 2024 4:39 PM  
**To:** Deana Smithee <[dsmithee@mckinneydc.com](mailto:dsmithee@mckinneydc.com)>; Linda Jones <[ljones2@mckinneycdc.org](mailto:ljones2@mckinneycdc.org)>; Terri Ramey <[tramey@mckinneytexas.org](mailto:tramey@mckinneytexas.org)>; Kathy Wright <[kwright@mckinneytexas.org](mailto:kwright@mckinneytexas.org)>; Akia Pichon <[apichon@mckinneytexas.org](mailto:apichon@mckinneytexas.org)>; CitySecretary <[CitySecretary@mckinneytexas.org](mailto:CitySecretary@mckinneytexas.org)>; Wendy Semper <[wsemper@mckinneytexas.org](mailto:wsemper@mckinneytexas.org)>; Melanie Molina <[mmolina@mckinneydc.com](mailto:mmolina@mckinneydc.com)>  
**Subject:** Online Form Submittal: Citizen Comments

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## Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 3/26/2024

My public comments are for an item ON the Agenda

Agenda Item # 22-0020SP2

Support or Oppose Agenda Item? Oppose

## Public Comments

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

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---

Comments	This is the 3rd time they have tried to build this event center adjoining a residential neighborhood. The objects remain the same, too much noise and traffic. Hurting property values for houses that back up to this property. They should build it on 75/or 121 not next to houses. Not sure why this keeps coming up, but somebody on the board or council must be involved some how. Especially since they tried to sneak this by us with no signs or notices. Poor city management.
----------	---

---

First Name	Philip
------------	--------

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Last Name	Primerano
-----------	-----------

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Address 1	5513 Crystal Court
-----------	--------------------

---

Address 2	<i>Field not completed.</i>
-----------	-----------------------------

---

City	McKinney
------	----------

---

State	Texas
-------	-------

---

Zip	75072
-----	-------

---

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

**From:** Terri Ramey  
**Sent:** Friday, March 22, 2024 8:38 AM  
**To:** Jacob Bennett  
**Cc:** Caitlyn Strickland; Wendy Semper  
**Subject:** FW: Online Form Submittal: Citizen Comments - 22-0020SP2 / Tracy Key

1. 032624 PZ mtg.
2. Item # 22-0020SP
3. Tracy Key

Thank you,  
Terri Ramey

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Friday, March 22, 2024 8:33 AM  
**To:** Deana Smithee <[dsmithee@mckinneydc.com](mailto:dsmithee@mckinneydc.com)>; Linda Jones <[ljones2@mckinneycdc.org](mailto:ljones2@mckinneycdc.org)>; Terri Ramey <[tramey@mckinneytexas.org](mailto:tramey@mckinneytexas.org)>; Kathy Wright <[kwright@mckinneytexas.org](mailto:kwright@mckinneytexas.org)>; Akia Pichon <[apichon@mckinneytexas.org](mailto:apichon@mckinneytexas.org)>; CitySecretary <[CitySecretary@mckinneytexas.org](mailto:CitySecretary@mckinneytexas.org)>; Wendy Semper <[wsemper@mckinneytexas.org](mailto:wsemper@mckinneytexas.org)>; Melanie Molina <[mmolina@mckinneydc.com](mailto:mmolina@mckinneydc.com)>  
**Subject:** Online Form Submittal: Citizen Comments

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## Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 3/26/2024

My public comments are for an item ON the Agenda

Agenda Item # 22-0020SP2

Support or Oppose Agenda Item? Oppose

### Public Comments

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---

Comments

Our concerns include:

- **Nightlife Activity:** Activities associated with a large (500+ person occupancy) wedding venue that would flow into the backyards of the residents along Sandy Court and The Enclave (adjoining neighborhood).
- **Noise:** A three building layout guarantees doors will open often and let out loud music and noise, late into the evening hours. This would inevitably use city police resources to issue citations and waste the time and money of the city.
- **Traffic Jams:** Inevitable traffic jams along Virginia Parkway and Lake Forest Drive when potentially 400+ vehicles come and go at the same time. When asked, the builder was not able to confirm any official traffic engineering inspection or consideration for this issue.
- **Overflow Parking:** Overflow traffic meandering through our neighborhoods seeking "closer" parking before motorists realize they cannot park any closer to the actual structures. There is a 98 parking spot deficit in the current plans.
- **Drunk Motorists:** Likely increase and concentration of inebriated motorists driving through our streets when events let out.
- **Light Pollution:** Light pollution from the expansive parking lot (note the site plans do not even list light posts).
- **Loss of Privacy:** Loss of privacy for all residents whose homes back up against the property. Note that homes on Sandy Court, Village Drive, and in The Enclave are elevated from the property to a degree that no 6-foot barrier will be able to block motorists and pedestrians from

---

First Name

Tracy

---

Last Name

Key

---

Address 1

5301 Arrowhead Way

---

Address 2

*Field not completed.*

---



**From:** Terri Ramey  
**Sent:** Friday, March 22, 2024 8:40 AM  
**To:** Jacob Bennett  
**Cc:** Caitlyn Strickland; Wendy Semper  
**Subject:** FW: Online Form Submittal: Citizen Comments - 22-0020SP2 / Amy Kerby

1. 031224 PZ mtg.
2. Item # 22-0020SP
3. Amy Kerby

Thank you,  
Terri Ramey

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Friday, March 22, 2024 8:39 AM  
**To:** Deana Smithee <[dsmithee@mckinneydc.com](mailto:dsmithee@mckinneydc.com)>; Linda Jones <[ljones2@mckinneycdc.org](mailto:ljones2@mckinneycdc.org)>; Terri Ramey <[tramey@mckinneytexas.org](mailto:tramey@mckinneytexas.org)>; Kathy Wright <[kwright@mckinneytexas.org](mailto:kwright@mckinneytexas.org)>; Akia Pichon <[apichon@mckinneytexas.org](mailto:apichon@mckinneytexas.org)>; CitySecretary <[CitySecretary@mckinneytexas.org](mailto:CitySecretary@mckinneytexas.org)>; Wendy Semper <[wsemper@mckinneytexas.org](mailto:wsemper@mckinneytexas.org)>; Melanie Molina <[mmolina@mckinneydc.com](mailto:mmolina@mckinneydc.com)>  
**Subject:** Online Form Submittal: Citizen Comments

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## Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 3/26/2024

My public comments are for an item ON the Agenda

Agenda Item # 22-0020SP2

Support or Oppose Agenda Item? Oppose

### Public Comments

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

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---

Comments	I am writing to oppose building this event center at this intersection. There are residential neighborhoods surrounding this corner, as well as the high school. I'm concerned of traffic and overflow of cars in neighborhoods looking for parking. Additionally, the increase of drivers in and around our neighborhood that have been drinking while at this event center worries me. An event center of this size does not belong at this intersection surrounded by residential neighborhoods.
----------	---

---

First Name	Amy
------------	-----

---

Last Name	Kerby
-----------	-------

---

Address 1	520 Rock Ridge Way
-----------	--------------------

---

Address 2	<i>Field not completed.</i>
-----------	-----------------------------

---

City	McKinney
------	----------

---

State	TX
-------	----

---

Zip	75072
-----	-------

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**From:** Terri Ramey  
**Sent:** Friday, March 22, 2024 10:28 AM  
**To:** Jacob Bennett  
**Cc:** Caitlyn Strickland; Wendy Semper  
**Subject:** FW: Online Form Submittal: Citizen Comments - 22-0020SUP / Joyce Gorman

1. 032624 PZ mtg.
2. Item # 22-0020SP
3. Joyce Gorman

Thank you,  
Terri Ramey

---

**From:** noreply@civicplus.com <noreply@civicplus.com>  
**Sent:** Friday, March 22, 2024 10:20 AM  
**To:** Deana Smithee <dsmithee@mckinneydc.com>; Linda Jones <ljones2@mckinneycdc.org>; Terri Ramey <tramey@mckinneytexas.org>; Kathy Wright <kwright@mckinneytexas.org>; Akia Pichon <apichon@mckinneytexas.org>; CitySecretary <CitySecretary@mckinneytexas.org>; Wendy Semper <wsemper@mckinneytexas.org>; Melanie Molina <mmolina@mckinneydc.com>  
**Subject:** Online Form Submittal: Citizen Comments

**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.

## Citizen Comments

My comment is for the:      McKinney City Council

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Date of Meeting:              3/26/2024

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My public comments are      ON the Agenda  
for an item

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Agenda Item #                 *Field not completed.*

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Support or Oppose Agenda    Oppose  
Item?

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### Public Comments

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

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

**Public Comments must be delivered in person at the meeting to be included in the meeting record. Comments submitted through this online form will be delivered to the City Council but not included in the meeting record.**

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Comments	I am opposed to agenda number 22-0020SP2; as a homeowner with property that will back up to the three event buildings, the noise, light pollution, overall disruption to life due to increased traffic, inebriated drivers, etc., this planned facility should be built in a non-residential area.
First Name	Joyce
Last Name	Gorman
Address 1	5012 Enclave Ct.
Address 2	<i>Field not completed.</i>
City	McKinney
State	TX
Zip	75072

---

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

**From:** Terri Ramey  
**Sent:** Friday, March 22, 2024 10:28 AM  
**To:** Jacob Bennett  
**Subject:** RE: Online Form Submittal: Citizen Comments - 22-0020SP2 / Amy Kerby

1. 032624 PZ mtg.
2. Item # 22-0020SP
3. Amy Kerby

Thank you,  
Terri Ramey

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Friday, March 22, 2024 8:39 AM  
**To:** Deana Smithee <[dsmithee@mckinneydc.com](mailto:dsmithee@mckinneydc.com)>; Linda Jones <[ljones2@mckinneycdc.org](mailto:ljones2@mckinneycdc.org)>; Terri Ramey <[tramey@mckinneytexas.org](mailto:tramey@mckinneytexas.org)>; Kathy Wright <[kwright@mckinneytexas.org](mailto:kwright@mckinneytexas.org)>; Akia Pichon <[apichon@mckinneytexas.org](mailto:apichon@mckinneytexas.org)>; CitySecretary <[CitySecretary@mckinneytexas.org](mailto:CitySecretary@mckinneytexas.org)>; Wendy Semper <[wsemper@mckinneytexas.org](mailto:wsemper@mckinneytexas.org)>; Melanie Molina <[mmolina@mckinneydc.com](mailto:mmolina@mckinneydc.com)>  
**Subject:** Online Form Submittal: Citizen Comments

**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.

## Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 3/26/2024

My public comments are for an item ON the Agenda

Agenda Item # 22-0020SP2

Support or Oppose Agenda Item? Oppose

### Public Comments

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

- o Provide statements of fact regarding the topic,
- o Request the topic be included as part of a future meeting, and / or

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

**Public Comments must be delivered in person at the meeting to be included in the meeting record. Comments submitted through this online form will be delivered to the City Council but not included in the meeting record.**

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Comments	I am writing to oppose building this event center at this intersection. There are residential neighborhoods surrounding this corner, as well as the high school. I'm concerned of traffic and overflow of cars in neighborhoods looking for parking. Additionally, the increase of drivers in and around our neighborhood that have been drinking while at this event center worries me. An event center of this size does not belong at this intersection surrounded by residential neighborhoods.
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First Name	Amy
Last Name	Kerby
Address 1	520 Rock Ridge Way
Address 2	<i>Field not completed.</i>
City	McKinney
State	TX
Zip	75072

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