

From: Terri Ramey
Sent: Friday, July 5, 2024 10:24 AM
To: Jacob Bennett
Cc: Caitlyn Strickland
Subject: FW: Online Form Submittal: Citizen Comments - Sarah Meux # 24-0043Z2

1. 070924 PZ Meeting
2. Sarah Meux
3. 24-0043Z2

Thank you,
Terri Ramey

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, July 5, 2024 10:19 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

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Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 7/9/2024

My public comments are for an item ON the Agenda

Agenda Item # 24-0043Z2

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

As a homeowner in Hardin Village neighborhood, I oppose 24-0043Z2. I understand this is zoned commercial property, but I fully oppose a hotel in general for the following reasons.

1. A hotel provides no service to residents. I'd like to see a business in that space that could be used regularly by residents. The theater, gym, restaurants, and shops are great options.

2. There is already a hotel across the street. We are in suburban McKinney, why would there be a need for two hotels so close to each other? There are plenty of options on the highway for people just passing through. I count about 9 hotels in McKinney of varying price ranges. Are these hotels constantly booked to warrant another option?

3. The school is less than 500 ft from the proposed hotel. I am concerned with the proximity of the hotel to school children. There are 2 bus stops between our neighborhood and the proposed hotel. I don't think it is wise to have a hotel so close to schools for safety purposes. If I recall correctly the Fairfield Inn, across the street, had to be moved from its originally planned location considering safety concerns to further away from the school.

4. Hotel noise, including vehicles, deliveries, and guest activities, could disrupt our residential area. The back of the property, where I assume the parking and dumpster would be, is 200ft from the homes at the entrance of our neighborhood. The current hotels in McKinney are not built that close to homes.

First Name

Sarah

Last Name

Meux

Address 1	4120 Angelina Drive
Address 2	<i>Field not completed.</i>
City	Mckinney
State	TX
Zip	75071

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From: Terri Ramey
Sent: Tuesday, July 9, 2024 8:25 AM
To: Jacob Bennett
Cc: Caitlyn Strickland
Subject: FW: Online Form Submittal: Citizen Comments - Shakhar Nayyar # 24-0043.Z2 + 24-0010?

1. 070924 PZ Meeting
2. Shakhar Nayyar
3. 24-0043Z2 + 24-0010?

Thank you,
Terri Ramey

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, July 8, 2024 3:17 PM
To: Deana Smithee <dsmithee@mckinneycdc.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@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: 7/9/2024

My public comments are for an item ON the Agenda

Agenda Item # 2024-0043

Support or Oppose Agenda Item? Oppose

Public Comments

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- Provide statements of fact regarding the topic,
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- 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.

Comments	Oppose Hotel and Car Wash - 2024-0043 and 2024-0010
First Name	Shekhar
Last Name	Nayyar
Address 1	4137 Angelina Drive
Address 2	<i>Field not completed.</i>
City	McKinney
State	Texas
Zip	75071

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From: Terri Ramey
Sent: Tuesday, July 9, 2024 8:32 AM
To: Jacob Bennett
Cc: Caitlyn Strickland
Subject: FW: Online Form Submittal: Citizen Comments - Anne Davis # 24-0043Z2 + 24-0010SUP

1. 070924 PZ Meeting
2. Anne Davis
3. 24-0043Z2 + 24-0010SUP

Thank you,
Terri Ramey

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, July 8, 2024 4:31 PM
To: Deana Smithee <dsmithee@mckinneycdc.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@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: 7/9/2024

My public comments are for an item ON the Agenda

Agenda Item # 24-0043z and 24-0010SUP

Support or Oppose Agenda Item? Oppose

Public Comments

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Comments	There are already multiple homeless people that are allowed to live in their cars at the 24 hour fitness. Parking lot that out Vity Pilice allow. We do not need a hotel allowing more homeless to hang out there. Firmly oppose! You allowed these too op a houses behind us that are so architecturally ugly 1970s, built poorly! Just stop and make good decisions.
----------	--

First Name	Anne
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Last Name	Davis
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Address 1	4024 Angelina Drive
-----------	---------------------

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

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

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

Zip	75071
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From: Terri Ramey
Sent: Tuesday, July 9, 2024 9:07 AM
To: Jacob Bennett
Cc: Caitlyn Strickland
Subject: FW: Online Form Submittal: Citizen Comments - Jin Rho # 24-0043Z2

1. 070924 PZ Meeting
2. Jin Rho
3. 24-0043Z2

Thank you,
Terri Ramey

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, July 8, 2024 7:23 PM
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

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Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 7/9/2024

My public comments are for an item ON the Agenda

Agenda Item # 24-0043Z

Support or Oppose Agenda Item? Oppose

Public Comments

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Comments	I am opposed of the developments of the hotel and car wash in our neighborhood. There's already a lot of buildings around here and we have the middle school. We don't need more cause of traffic around our home and the tall building would effect and possibly block the natural lighting we get during the day.
----------	---

First Name	Jin
------------	-----

Last Name	Rho
-----------	-----

Address 1	4104 crowe ln
-----------	---------------

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

City	Mckinney
------	----------

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

Zip	75071
-----	-------

Email Address	
---------------	--

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From: Terri Ramey
Sent: Tuesday, July 9, 2024 9:09 AM
To: Jacob Bennett
Cc: Caitlyn Strickland
Subject: FW: Online Form Submittal: Citizen Comments - Duy Phan

1. 070924 PZ Meeting
2. Duy Phan
3. Not listed

Thank you,
Terri Ramey

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, July 8, 2024 9:59 PM
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

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Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 7/9/2024

My public comments are for an item: NOT on the Agenda

I wish to comment about: Proposal of Building a 4 story hotel on Hardin Rd, North of Crowe Ln

Public Comments

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Comments	A proposal of building a 4 story hotel on Hardin Rd just North of Crowe will be very unsafe for Cockrill Middle School students and thd adjacent neighborhoods. Please don't approve this proposal as there is already a hotel across the street.
First Name	Duy
Last Name	Phan
Address 1	4132 Crowe Ln
Address 2	<i>Field not completed.</i>
City	McKinney
State	TX
Zip	76071
Email Address	

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From: Terri Ramey
Sent: Tuesday, July 9, 2024 9:10 AM
To: Jacob Bennett
Cc: Caitlyn Strickland
Subject: FW: Online Form Submittal: Citizen Comments - Alexandria Benitez # 24-0043Z2

1. 070924 PZ Meeting
2. Alexandria Benitez
3. 24-0043Z2 + 24-0010SUP

Thank you,
Terri Ramey

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, July 8, 2024 11:16 PM
To: Deana Smithee <dsmithee@mckinneycdc.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@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: 7/9/2024

My public comments are for an item ON the Agenda

Agenda Item # 24-0043Z, 24-0010SUP

Support or Oppose Agenda Item? Oppose

Public Comments

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Comments

The backside of 1565 N. Hardin is BOIS D ARC which is where our quiet neighborhood is located. We purchased our home to be a part of a neighborhood, a community, not part of a congested conglomerate of big buildings that create additional traffic, noise, trash, transients, coming and going of employees, visitors and deliveries at all times of the day and night while leaving our family feeling less secure, less safe and less peaceful.

Traffic wise alone the addition of this hotel and car wash would be a dangerous addition. The area is a school zone, students walk along Bois, there is a school bus stop on Bois, there are 20 or more school buses which travel on Bois every morning and afternoon.

There is a soon to open 383 new housing units just across the street from your proposed hotel and car wash ! We have yet to feel the negative effects of traffic, noise and trash from this new development of 383 new units which will have multiple residents in them. Bois D Arc is already used as a fast cut through from 380 traffic. Cars speed along Bois for a quicker passageway.

Your proposed hotel and car wash will in no way “enhance the local community by providing a valuable service”, as you say.

Please take your proposed hotel and car wash elsewhere.

Thank you

First Name

Alexandria

Last Name

Benitez

Address 1

4125 Angelina Dr.

Address 2

Field not completed.

City	McKinney
State	TX
Zip	75071
Email Address	

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From: Terri Ramey
Sent: Wednesday, July 10, 2024 9:12 AM
To: Jacob Bennett
Cc: Caitlyn Strickland
Subject: FW: Online Form Submittal: Citizen Comments - Dean Liu # 24-0043Z (7/10/24)

1. 070924 PZ Meeting
2. Dean Liu
3. 24-0043Z

Thank you,
Terri Ramey

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, July 10, 2024 9:04 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

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Citizen Comments

My comment is for the: Planning & Zoning Commission

Date of Meeting: 7/9/2024

My public comments are for an item ON the Agenda

Agenda Item # 24-0043Z Hardin Hotel and Car Wash

Support or Oppose Agenda Item? Oppose

Public Comments

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Comments

Dear McKinney Planning & Zoning Committee,

As a concerned resident of Hardin Village, I urge you to reconsider the proposed hotel and car wash development near our Hardin Village neighborhood and Middle School. This project will increase traffic, noise, and pollution, endangering students and degrading our quality of life. The facilities' operations aren't aligned with our residential zoning plan and could lead to property value depreciation and higher taxes.

Requesting an environmental and traffic impact study, as well as a public safety assessment, is crucial. Prioritizing residents' well-being and safety should be paramount. We strongly urge you to cancel this proposal based on above-mentioned key concerns. Thanks.

First Name

Dean

Last Name

Liu

Address 1

4136 Angelina Drive

Address 2

Field not completed.

City

Mckinney

State

TX

Zip

75071

From: Terri Ramey
Sent: Tuesday, July 30, 2024 3:43 PM
To: Jacob Bennett; Caitlyn Strickland
Subject: FW: Online Form Submittal: Citizen Comments

FYI – 080624 City Council mtg.

Thank you,
Terri Ramey
Admin. Assistant
City of McKinney
Planning Dept.
972-547-7417

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, July 30, 2024 3:39 PM
To: Deana Smithee <dsmithee@mckinneyedc.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@mckinneyedc.com>
Subject: Online Form Submittal: Citizen Comments

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Citizen Comments

My comment is for the: McKinney City Council

Date of Meeting: 8/6/2024

My public comments are for an item ON the Agenda

Agenda Item # 24-0043Z2

Support or Oppose Agenda Item? Oppose

Public Comments

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Comments

I am President of Circle-S Energy, LLC and the owner of the single-story office building adjacent to the lot where the Hotel is being proposed on Hardin Blvd.

We oppose the operation of a Hotel in this space for the following:

- 1) Hotel traffic, noise and increased 24 hour population will be disruptive to our business.
- 2) We already have problems with the public using our private driveways and covered parking. We are sure to have frequent towing of unauthorized vehicles on our private property.
- 3) There is a Hotel across the street in a much more favorable position backing up to the Rayetheon acreage.
- 4) We would like to see a business constructed in the space that would be used by the McKinney community.
- 5) There is significant concern about the proximity to the school and safety concerns with the Bus Stops.
- 6) Hotel spaces along Hwy 380 would be a much better use of development spacing & planning.

Respectfully,

Pat L. Smith
President
Circle-S Energy, LLC

I oppose the operations of a Hotel adjacent to

First Name

Pat

Last Name

Smith

Address 1	1501 N. Hardin Blvd.
Address 2	<i>Field not completed.</i>
City	McKinney
State	Texas
Zip	75072

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From: Jennifer Arnold
Sent: Wednesday, August 14, 2024 10:05 AM
To: Jacob Bennett; Caitlyn Strickland
Subject: FW: Online Form Submittal: Citizen Comments

Jennifer Arnold, AICP | Director of Planning

City of McKinney | Development Services Division
phone 972.547.7378 | jarnold@mckinneytexas.org

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, August 13, 2024 4:01 PM
To: Deana Smithee <dsmithee@mckinneyedc.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@mckinneyedc.com>
Subject: Online Form Submittal: Citizen Comments

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Citizen Comments

My comment is for the: McKinney City Council

Date of Meeting: 9/3/2024

My public comments are for an item ON the Agenda

Agenda Item # 24-0043Z2

Support or Oppose Agenda Item? Oppose

Public Comments

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- 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.

Comments

I am President of Circle-S Energy, LLC and the owner of the single-story office building @ 1501 N. Hardin Blvd. adjacent to the Lot 8R where a Hotel is being proposed on Hardin Blvd.

We oppose the operation of a Hotel in this space for the following:

- 1) Hotel traffic, noise and increased 24-hour population adjacent to our building will be disruptive to our business.
- 2) We already have problems with the public using our private driveways and covered parking.
- 3) We are sure to have frequent towing of unauthorized vehicles on our private property.
- 4) There is a Hotel across the street in a much more favorable location backing up to the Raytheon acreage.
- 5) We would like to see a business constructed in the space that would be used by the McKinney community.
- 6) There is significant concern about the proximity to the middle school and safety concerns for kids walking home or to the school bus stops. We have had several close calls with students walking thru our driveways and with parents using our covered parking spaces for student "pick-up" points.
- 7) We believe Hotel locations along Hwy 380 would be a much better use of development spacing and planning.

Respectfully,

Pat L. Smith
 President
 Circle-S Energy, LLC

First Name

Pat

Last Name

Smith

Address 1

1501 N. Hardin Blvd.

Address 2

Field not completed.

From: Jennifer Arnold
Sent: Friday, August 16, 2024 10:22 AM
To: Jacob Bennett; Caitlyn Strickland
Subject: FW: Online Form Submittal: Citizen Comments

Jennifer Arnold, AICP | Director of Planning

City of McKinney | Development Services Division
phone 972.547.7378 | jarnold@mckinneytexas.org

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, August 15, 2024 4:46 PM
To: Deana Smithee <dsmithee@mckinneyedc.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@mckinneyedc.com>
Subject: Online Form Submittal: Citizen Comments

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Citizen Comments

My comment is for the: McKinney City Council

Date of Meeting: 9/3/2024

My public comments are for an item ON the Agenda

Agenda Item # 24-0043Z2

Support or Oppose Agenda Item? Oppose

Public Comments

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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	Please do not approve a hotel in such close proximity to Cockrill Middle School. The safety of McKinney kids should be top priority.
First Name	Eric
Last Name	Buddenbohn
Address 1	809 Wooded Trail Drive
Address 2	<i>Field not completed.</i>
City	McKinney
State	TX
Zip	75071

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