

From: Iriel Winfrey
Sent: Tuesday, March 12, 2024 11:11 AM
To: Jacob Bennett; Caitlyn Strickland
Subject: FW: Lake Forest/ Virginia

I believe this is in regard to the Tivona Event Center.

Best,
Iriel Winfrey
Planning Tech

City of McKinney | Planning Department
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From:
Sent: Tuesday, March 12, 2024 10:19 AM
To: Contact-Planning <Contact-Planning@mckinneytexas.org>
Subject: Lake Forest/ Virginia

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UPDATE - ACTION REQUIRED!!
Cow pasture @ Lake Forest and Virginia

The development of this land into a 800-person event center has been widely opposed and disputed for months now. Unfortunately, we are back to square 1.

The process by which developers propose re-zoning land allows them to withdraw their application any time they receive opposition and just re-submit with no real changes. As many times as they want. They have done just this in order to exhaust opposition efforts from the public.

We need to show support for the opposition of this project once again! I'm asking for a simple "copy and paste" of a form letter (below) to voice your disinterest in someone dropping a major event center which allows loud music, drinking, and partying on all nights of the week 150 yards from where from children are sleeping.

Event centers like this also target multi-day events enabling people to be active at all hours and driving DIRECTLY into our quiet culdesac neighborhood. The homeowners bought based on the current zoning restrictions and we are 100% supportive of the development of the land within the current zone restrictions.

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Please use your voice and write or copy the below letter to the following:

contact-planning@mckinneytexas.org

SUBJECT: 20-0074Z: I OPPOSE THIS PROJECT

I am writing this letter to show my opposition to the proposed re-zone for the development project on the corner of Virginia and Lake Forest. Reasons include but are not limited to:

- 1) event center of this magnitude not within current zoning limitations - the zoning homeowners agreed to when purchasing their homes.
- 2) The outdoor amusement feature enables outdoor events every day of the week till well into the evening within 150 yards of children's windows.
- 3) parking is insufficient for a space of this size and would drive traffic into neighborhood
- 4) overnight suites enable people to stay on the property overnight allowing for multi-day celebration activities.
- 5) alcohol intake at these types of events often leads to overconsumption and increases the likelihood of drivers spilling out into the neighborhood after a long night of drinking.
- 6) there are no surrounding businesses to support a center like this: hotels, restaurants, etc.
- 7) the noise and light allowances of the project would be highly disruptive to the residents the city is responsible to.
- 8) the center is not something the local residents can use regularly (if ever)
- 9) Covid regulations suggest that events of this size won't even be feasible for years to come.
- 10) there has been no traffic studies done to ensure there won't be major traffic disruptions -especially with the high school right down the street and their frequent events.
- 11) Too close to high school

Please also note within my opposition that I oppose a system which favors the developer by enabling the unlimited withdrawal and resubmission of the same project. It's an obvious effort to exhaust the public opposition efforts and the system itself noticeably favors the developers instead of the residents who chose their homes (and city) based on the current zoning.

Thanks,

The Huang family
8501 Beech Lane

Once again our neighborhood is faced with having to consider this mega center that is planned for the SW corner of Virginia Parkway and Lake Forest. Of all the vacant properties in this city, this particular acreage is in an area that is difficult to understand why anyone would even consider allowing something of this nature to be built. I, as well as others in this community, are extremely opposed to a development of this magnitude being built due to increased traffic, loss of privacy for homeowners, destruction of a natural tree barrier, nightlife noise, overflow parking, intoxicated motorists, light pollution, decreased property value, as well as the fact the developer is not a McKinney resident and as such probably doesn't care how this event center will impact our lives. My property backs up to and is within 6' of the proposed wall and there is no way I won't hear noise, see lighting from buildings as well as cars going in and out at all hours. A 6' barrier fence and a few small trees will do nothing to diminish what is planned. We will absolutely feel all of what happens each time there is something scheduled there.

Please note, I am **OPPOSED** to this planned development.

Joyce Gorman
5012 Enclave Ct.
McKinney