

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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CITY OF MCKINNEY
DEVELOPMENT SERVICES
Together we'll make it happen.

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.

restrictions and we are 100% supportive of the development of the land within the current zone restrictions.

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

Sent: Tuesday, March 26, 2024 12:42 PM

To: Contact-Planning <Contact-Planning@mckinneytexas.org>

Subject: Trivona Event Center 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.

To Whom It May Concern,

I am writing this email to voice my opposition to the proposed rezoning for the development of the corner of Virginia and Lake Forest for the purpose of Trivona Event Center. Below is a list of my reasons.

1. This proposed event center is a large-scale development that doesn't comply with the current zoning of the plots of land around it. The majority of the land around it was zoned for housing, and those homes have been built and lived in for a couple of decades. Building this event center, it will be a disservice to the current residents that were living in their homes first.
2. It appears that this event center plans on having some of the events being outdoors. The proximity of the event center and the location to the existing homes is concerning. The noise pollution and light pollution will affect the existing homes and residents that agon the event center. The existing residents should not suffer due to the newcomer. There are families with children in those homes that are close to the proposed event center. A child having a good night's sleep is more important than a business wanting to make a profit. Afterall, to state it again, the homes and families were there first.
3. The proposed site plan shows two exits to the proposed event center along South Village Drive. Even though the Civil Engineer has designed the project to meet design standards

it appears there is not enough parking for the types of events that will be hosted onsite, especially when future developments of the other commercial properties that are shown on site. The parking most likely will spill into South Village Drive and the surrounding neighborhood. Likely causing trash and minor property damage to the surrounding homes. These homeowners that are close to the property will definitely see a reduction in property value due to their new neighbor.

4. Most of these types of event centers provide lodging. It is the assumption that proposed Building #4 will be a lodging building. This changes the proposed property type from a commercial event center to also be a temporary lodging facility.
5. Event centers host events that provide alcohol consumption. It is frequent that guests at these event centers are over served and over partake during the events. This could and will cause multiple issues with the neighbors, such as: louder noise, property damage to the adjoining neighborhood residence, additional drunk drivers driving through the neighborhood where children will be present, additional trash being left in the area are a few.
6. There are really no other supporting businesses close to supporting this type of facility like hotels and restaurants.
7. The proposed event center will cause substantial noise and light pollution into the neighborhood. The city has a responsibility to its residents that were there first.
8. The proposed event center adds little value to the community and its neighbors. The greater good is not being served with this project, only the capitalist.
9. The proposed event center will impact the traffic in this area. Has a traffic study been completed to confirm the existing infrastructure is sufficient to support a project of this nature? How will the additional wear and tear of the existing infrastructure be maintained for this additional strain. Even if the infrastructure is sufficient the additional load in traffic will be a hindrance and pain for the existing community that lives in this area. Have there been studies to review how this facility will affect the local school traffic?
10. The 6' masonry wall on the proposed project perimeter is not large enough to protect the houses from the noise, light, site pollution. This size of fence will not keep unwanted visitors out of the home's backyards either. Who will maintain this fence in the future? Will the proposed event center maintain and keep the fence up to acceptable standards?
11. The proposed dumpster location is close to the existing houses. The smell from the dumpster will impose into the existing homes and render the back yards unpleasant.
12. The existing property values in the neighborhood will decrease.
13. How will the drainage of the site be handled and how will it impact the homes close to the creeks downstream? As land is developed it increases areas that mitigate flooding. There are houses in the area that are close to the creek, and a major rain event could be impacted by the development of this land.

The citizens and homeowners purchased homes in these neighborhoods because of the quiet and peaceful location. By rezoning this property to allow for this potential event center you would not be serving the citizens that you have been appointed to represent and protect. I am asking you to **NOT** allow for the rezoning of this property. I thank you for your time in reading and listening to my concerns regarding this matter.

James Brewer

512 Crutcher Crossing

McKinney, TX 75072