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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Tuesday, July 15, 2025 8:00 AM  
**To:** Contact-Planning <[Contact-Planning@mckinneytexas.org](mailto:Contact-Planning@mckinneytexas.org)>  
**Subject:** Online Form Submittal: Citizen Comments

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## Citizen Comments

My comment is for the:      Planning & Zoning Commission

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Date of Meeting:              7/22/2025

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My public comments        ON the Agenda  
are for an item

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Agenda Item #	ZONE2024-00145
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Support or Oppose Agenda Item?	Support
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#### 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

I am writing to express my support for the proposed rezoning of the property across the street from my residence—from light manufacturing to a planned development district—with one important condition: there must be ample, dedicated parking provided for every resident, and not reliant on or spilling over into street parking.

While I welcome thoughtful development, my support is specifically for high-end, owner-occupied housing such as condominiums or townhomes—not traditional rental apartments. McKinney continues to grow as a vibrant and desirable community, and I understand the need to offer more high-quality residential options.

However, parking availability is a critical concern. I want to emphasize that my support is contingent on each residential unit having sufficient on-site parking—not dependent on limited street parking or shared spaces that could impact neighboring properties.

Thank you

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First Name	Jimmy
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Last Name	Galaviz
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Address 1	712 N. Tennessee Street
Address 2	<i>Field not completed.</i>
City	McKinney
State	TX
Zip	75069
Email Address	

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

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Sunday, July 20, 2025 1:38 PM  
**To:** Contact-Planning <[Contact-Planning@mckinneytexas.org](mailto:Contact-Planning@mckinneytexas.org)>  
**Subject:** Online Form Submittal: Citizen Comments

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## Citizen Comments

My comment is for the:      Planning & Zoning Commission

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Date of Meeting:              7/22/2025

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My public comments  
are for an item

ON the Agenda

---

Agenda Item #                      ZONE2024-0145

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Support or Oppose  
Agenda Item?                      Oppose

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#### Comments

My name is Eric Damewood, and I live at 711 N Kentucky St, McKinney, TX. My first concern with the rezoning of 801 N Tennessee St is the potential increase in traffic and parking congestion on N Kentucky, N Tennessee and Heard Streets. My second concern is 801 N Tennessee wraps around to N Kentucky. The N Kentucky St portion is on the even side of the street and is directly across from 701 and 703 N Kentucky St. My concern is 712 N Kentucky St. This parcel is owned by an out-of-state investor, and this single parcel sits directly across from 705, 709 and 711 N Kentucky St (my address). With a mixed-use development at 801 N Tennessee St, and an out-of-state investor owning 712 N Kentucky St, my concern is the developer of 801 N Tennessee St acquiring the parcel at 712 N Kentucky St and building additional retail/loft units on that parcel. Further, the parcel at 714 N Kentucky St is also owned by an out-of-state investor. Not only would these potential property acquisitions and subsequent development increase traffic and congestion, but I would be looking at a three story building anytime I sat relaxing in my front yard. I have no issue with rezoning the parcel at 801 N Tennessee St from Light Manufacturing to Single Family but strongly oppose any effort to rezone the parcel to a Planned Development District. I would

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also strongly oppose any effort to rezone the parcel to Multi-Family as well. Please include this letter in the meeting record.  
Thank you.

First Name	Eric
Last Name	Damewood
Address 1	711 N Kentucky Street
Address 2	<i>Field not completed.</i>
City	McKinney
State	TX
Zip	75069
Email Address	

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

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My comment is for the:      Planning & Zoning Commission

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Date of Meeting:              7/22/2025

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My public comments  
are for an item

ON the Agenda

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Agenda Item #                      ZONE2024-0145

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Support or Oppose  
Agenda Item?                      Oppose

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Thank you.

First Name	Eric
Last Name	Damewood
Address 1	711 N Kentucky Street
Address 2	<i>Field not completed.</i>
City	McKinney
State	TX
Zip	75069
Email Address	

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Tuesday, July 22, 2025 4:12 PM  
**To:** Contact-Planning <[Contact-Planning@mckinneytexas.org](mailto:Contact-Planning@mckinneytexas.org)>  
**Subject:** Online Form Submittal: Citizen Comments

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## Citizen Comments

My comment is for the:	Planning & Zoning Commission
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Date of Meeting:	7/22/2025
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My public comments are for an item	ON the Agenda
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Agenda Item #	zone2024-0145
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Support or Oppose  
Agenda Item?

Support

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### Public Comments

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Comments	this rezoning will allow for a more active & resilient group of uses along tennessee stree
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First Name	napoleon
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Last Name	Gutierrez
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Address 1	41 Farragut Street
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Address 2	<i>Field not completed.</i>
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City	Philadelphia
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State	PA
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Zip	19139
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Email Address	
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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
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## Citizen Comments

My comment is for the:	Planning & Zoning Commission
------------------------	------------------------------

Date of Meeting:	7/22/2025
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My public comments are for an item	ON the Agenda
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Agenda Item #	24-0145Z
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Support or Oppose Agenda Item?	Oppose
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### Comments

My wife, Hannah, and I, Adam Stewart, are deeply concerned residents near 801 North Tennessee Street, writing to strongly oppose the proposed 3-story mixed-use development. As parents of two young daughters (5 months and 3 years old), our priority is a quiet, safe, and nurturing environment. This development directly threatens our family's well-being and the established character of our neighborhood.

A significant privacy concern arises from a taller building overlooking our backyard, a cherished space for our children. This would severely diminish our ability to enjoy our property.

Our neighborhood already faces challenges. We've experienced noise and crime, including a recent shooting nearby. We've repeatedly contacted the city about homeless individuals, trash on our property, and industrial noise from the adjacent lawn company. Increased population density and commercial noise directly behind our fence are the last things our block needs.

This project is incompatible with our neighborhood's existing scale and character. No other buildings are this tall or dense, and it would drastically alter our streetscape, overshadowing homes and setting a negative precedent. The projected increase in traffic, noise, and late-night disturbances from retail and residential density is particularly alarming for families.

We respectfully urge you to consider the profound impact on our quality of life. We ask you to:

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Reject the proposed zoning change for 81 N. Tennessee Street.

First Name	Adam
Last Name	Stewart
Address 1	720 North Kentucky St
Address 2	<i>Field not completed.</i>
City	McKinney
State	TX
Zip	75069
Email Address	

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