

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 <noreply@civicplus.com>
Sent: Monday, March 11, 2024 4:07 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: 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
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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 <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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-

- 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>
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City	McKinney
------	----------

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

Zip	75072
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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 <noreply@civicplus.com>
Sent: Monday, March 11, 2024 5:55 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: 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	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
----------	---

First Name	Leslee
------------	--------

Last Name	McKinney
-----------	----------

Address 1	5424 Crystal Ct
-----------	-----------------

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

State	TX
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Zip	75072
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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 <noreply@civicplus.com>
Sent: Monday, March 11, 2024 4:37 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: 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

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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
----------	--

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>
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City	McKinney
------	----------

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

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 <noreply@civicplus.com>
Sent: Monday, March 11, 2024 7:49 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: 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

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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 <noreply@civicplus.com>
Sent: Monday, March 11, 2024 7:51 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: 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

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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

Field not completed.

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 <noreply@civicplus.com>
Sent: Monday, March 11, 2024 8:10 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: 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.
----------	---

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

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

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

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

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

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 <noreply@civicplus.com>
Sent: Monday, March 11, 2024 9:27 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: 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

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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?
----------	--

First Name	Dante
------------	-------

Last Name	Munoz-Castaneda
-----------	-----------------

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

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 9:30 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 <noreply@civicplus.com>
Sent: Monday, March 11, 2024 9:58 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: 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

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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

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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

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, March 19, 2024 6:02 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: 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

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

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, March 20, 2024 5:04 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: 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	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	<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. 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

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, March 21, 2024 3:08 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: 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

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, March 21, 2024 3:09 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: 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

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, March 21, 2024 3:11 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: 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

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, March 21, 2024 4:39 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: 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	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
------------	--------

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

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

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

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

State	Texas
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Zip	75072
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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 <noreply@civicplus.com>
Sent: Friday, March 22, 2024 8:33 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: 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 <noreply@civicplus.com>
Sent: Friday, March 22, 2024 8:39 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: 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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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 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
-----	-------

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

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

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Citizen Comments

My comment is for the: McKinney City Council

Date of Meeting: 3/26/2024

My public comments are ON the Agenda
for an item

Agenda Item # *Field not completed.*

Support or Oppose Agenda Oppose
Item?

Public Comments

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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 <noreply@civicplus.com>
Sent: Friday, March 22, 2024 8:39 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: 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 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

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

From: Terri Ramey
Sent: Monday, March 25, 2024 9:30 AM
To: Jacob Bennett
Cc: Caitlyn Strickland; Wendy Semper
Subject: FW: Online Form Submittal: Citizen Comments - 22-0020SP2 / Elizabeth Victoria

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

Thank you,
Terri Ramey

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Sunday, March 24, 2024 10:58 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: McKinney City Council

Date of Meeting: 3/26/2024

My public comments are ON the Agenda
for an item

Agenda Item # 22-0020SP2

Support or Oppose Agenda Oppose
Item?

Public Comments

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Comments	A family community that does not want or need an event center in the middle of it. There's A Lot of land in McKinney alone that can be used and Not in a community. 1. Noise. 2. Traffic jams with Drunk drivers. 3. Overflow parking. 4. Lights. 5. Loss of privacy! Over all, a terrible idea and place for an Event Center.
----------	--

First Name	Elizabeth
------------	-----------

Last Name	Victoria
-----------	----------

Address 1	5605 Turtle Way
-----------	-----------------

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: Monday, March 25, 2024 9:31 AM
To: Jacob Bennett
Cc: Caitlyn Strickland; Wendy Semper
Subject: FW: Online Form Submittal: Citizen Comments - 22-0020SP2 / Margaret Nobles

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

Thank you,
Terri Ramey

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Sunday, March 24, 2024 10:03 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: 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 oppose the Tivona Event center planned for the corner of Lake Forest and Virginia. An event center for 500+ guests which will include alcohol and loud music is not appropriate for this space which is so close to a residential neighborhood. This residential area is a quiet neighborhood with families and many children. This no doubt will disturb many households especially in the evenings. Can you imagine trying to get children ready for bed and school with loud music going on? The increased traffic and parking for 500+ is not advised for this corner or limited space. Please oppose this and don't allow this to proceed. Please.
----------	---

First Name	Margaret
Last Name	Nobles
Address 1	5408 Broken Bend Dr
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: Monday, March 25, 2024 9:32 AM
To: Jacob Bennett
Cc: Caitlyn Strickland; Wendy Semper
Subject: FW: Online Form Submittal: Citizen Comments - 22-0020SP2 / Jay Patel

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

Thank you,
Terri Ramey

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Sunday, March 24, 2024 7:49 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: 3/26/2024

My public comments are for an item ON the Agenda

Agenda Item # Item number 22-0020SP2

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

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Comments

Noise would be really bad. This would inevitably use city police resources to issue citations and waste the time and money of the city knowing events like this usually bring good times but also nuances like loud music and drunk driving. I lost my grand father to a drunk driver so I would not want a similar activity or anything along this near my house especially when i know i just got used to living here.

There is clearly a deficiency in parking spots as well. Knowing that this event can hold 900 people, I definitely feel anything less than 500 parking spots is definitely small knowing everyone in USA usually comes in their own cars so this is another deficiency for sure.

Having single family homes in an entire area of 2 miles radius, how does it even make sense to have an event center in the middle of it ? We already feel the congestion of traffic on Virginia Pkwy and this will definitely make it worse.

We definitely know parking will flow into our streets and knowing that having kids in the front is definitely a risk now I highly oppose this event center for the reasons outlined above. I really hope the city can take this into consideration.

Please go on 380 !!! There is so much available land there to build which is 1 - 2 miles away from here. I am sure 380 can support this kind of traffic without any difficulty and even encourage more business for the event center.

First Name

Jay

Last Name

Patel

Address 1

116 S Village Dr

Address 2

Field not completed.

City

McKinney

State

TX

From: Terri Ramey
Sent: Monday, March 25, 2024 9:35 AM
To: Jacob Bennett
Cc: Caitlyn Strickland; Wendy Semper
Subject: FW: Online Form Submittal: Citizen Comments - 22-0020SP2 / Minal Sariya

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

Thank you,
Terri Ramey

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Sunday, March 24, 2024 7:48 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

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:

- Provide statements of fact regarding the topic,

- Request the topic be included as part of a future meeting, and / or
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Comments	The community will lose its charm, value, greenery. The proposed plan will destroy all the greenery the area is known for. It will add pollution, creating nuisance for the children and the schools nearby. There is limited parking in the proposed plan. No green belts. No consideration for residents in the area. It will also be a concern for the safety of McKinney. We are against this proposed development of event center.
----------	---

First Name	Minal
------------	-------

Last Name	Sariya
-----------	--------

Address 1	116 S Village Dr
-----------	------------------

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

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

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

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

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From: Terri Ramey
Sent: Monday, March 25, 2024 9:36 AM
To: Jacob Bennett
Cc: Caitlyn Strickland; Wendy Semper
Subject: FW: Online Form Submittal: Citizen Comments - 22-0020SP2 / Pratik Chheda

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

Thank you,
Terri Ramey

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Sunday, March 24, 2024 7:27 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: 3/26/2024

My public comments are for an item ON the Agenda

Agenda Item # Item number 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,

From: Terri Ramey
Sent: Monday, March 25, 2024 9:37 AM
To: Jacob Bennett
Cc: Caitlyn Strickland; Wendy Semper
Subject: FW: Online Form Submittal: Citizen Comments - 22-0020SP2 / Frank Kelly

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

Thank you,
Terri Ramey

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Sunday, March 24, 2024 6:59 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

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

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Comments

I would like to share my strong opposition to the Mega Event Center being considered at Virginia & Lake Forest. Item number 22-0020SP2.

This type of Entertainment Facility should not be allowed so near single residence housing. Issues include increased traffic, light pollution, inebriated motorists, noise pollution and devaluation of properties. The Developer has made no effort to meet the neighbors.

This development will not benefit the neighbors.

Thank you.

First Name

Frank

Last Name

Kelly

Address 1

5612 Turtle Way

Address 2

Field not completed.

City

McKinney

State

TX

Zip

75072

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

From: Terri Ramey
Sent: Monday, March 25, 2024 9:38 AM
To: Jacob Bennett
Cc: Caitlyn Strickland; Wendy Semper
Subject: FW: Online Form Submittal: Citizen Comments - 22-0020SP2 / Nancy Howe

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

Thank you,
Terri Ramey

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Sunday, March 24, 2024 4:34 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: 3/24/2024

My public comments are for an item ON the Agenda

Agenda Item # Tivona Event Center

Support or Oppose Agenda Item? Oppose

Public Comments

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Comments	This project is not a good fit for our single family community. Traffic congestion, loud noise venue disturbances, loss of privacy for surrounding residents, overflow of parking into the meandering neighborhood.
First Name	Nancy
Last Name	Howe
Address 1	405 S. Village Dr
Address 2	<i>Field not completed.</i>
City	McKinney
State	Texas
Zip	75072

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From: Terri Ramey
Sent: Monday, March 25, 2024 9:39 AM
To: Jacob Bennett
Cc: Caitlyn Strickland; Wendy Semper
Subject: FW: Online Form Submittal: Citizen Comments - 22-0020SP2 / Eugene Isotti

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

Thank you,
Terri Ramey

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Sunday, March 24, 2024 3:47 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: 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

As a homeowner in the Stone Brooke Crossing subdivision, I am strongly opposed to the proposed Mega Event Center Planned for the corner of Virginia and Lake Forest. The location is just not suitable for such a development. The location is adjacent to several wholly residential developments all of which will be negatively impacted by the presence of this Mega Event Center. There are 2+ miles of single family homes in either direction of the location of this proposed center. Homeowners will not use this facility. The anticipated noise that will emanate from the center at all hours of the day and evening will have a direct impact on homeowners rights to quiet enjoyment of their property. The corresponding traffic and parking issues that are inevitable will not only create a practical nuisance but also safety issues for pedestrians, bicyclists, and drivers in the area, including our children who attend Boyd Senior High School and Dowell Middle School. The insertion of this center will create inevitable and unavoidable traffic jams along Virginia Parkway and Lake Forest Drive when potentially 400+ vehicles come and go at the same time. To our knowledge there has been no official traffic engineering inspection or consideration of this issue provided. There is also a real concern that the events at this location will result in an increase in drunk and impaired drivers leaving the facility at all hours and attendees seeking parking in our subdivision.

First Name

Eugene

Last Name

Isotti

Address 1

5501 Crystal Court

Address 2

Field not completed.

City

McKinney

State

TX

From: Terri Ramey
Sent: Monday, March 25, 2024 9:39 AM
To: Jacob Bennett
Cc: Caitlyn Strickland; Wendy Semper
Subject: FW: Online Form Submittal: Citizen Comments - 22-0020SP2 / Shirley Long

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

Thank you,
Terri Ramey

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Sunday, March 24, 2024 3:43 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: 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 want to express my opposition to the event center that is being proposed to be built on Virginia & Lake Forest & request topic to be included as part of 3/26/24 meeting. This type of business just does not belong in the middle of private single-family homes! Concerns are:

- Noise & Nightlife Activity - loud music & noise late into evening & early morning hours (would inevitably use city police resources & time)
- Traffic Jams along Virginia * & Lake Forest when potentially 400+ vehicles come & go at the same time. A safety issue.
- Overflow Parking - traffic will drive through our neighborhood where children play seeking parking.& will end up parking on our neighborhood streets that are already congested.
- Drunk Motorists driving through our streets.
- Loss of Privacy & Light Pollution for homes that back up against the property (Sandy Court, Village Drive & The Enclave are elevated from the property to a degree that no 6-foot barrier will be able to block motorists & pedestrians from seeing directly into backyards & windows and lights flooding our homes.
- Decreased Property Value: It is inevitable that homes located around the event property will be less desirable & property values will decrease.
- Event Center does not fit into a single family home area: 2+ miles of single-family homes.

First Name Shirley

Last Name Long

Address 1 5112 SANDY CT

Address 2 *Field not completed.*

City McKinney

State TX

From: Terri Ramey
Sent: Monday, March 25, 2024 9:40 AM
To: Jacob Bennett
Cc: Caitlyn Strickland; Wendy Semper
Subject: FW: Online Form Submittal: Citizen Comments - 22-0020SP2 / Anita Courville

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

Thank you,
Terri Ramey

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Sunday, March 24, 2024 1:26 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: 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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- Request the topic be included as part of a future meeting, and / or
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Comments	This location is most suited for medical offices or something else that has no nighttime business. The homeowners in the subdivision behind this proposed development deserve the right to enjoy their homes without being subjected to their loss of privacy by the noise and light pollution and traffic which will inundate this area. Kindly consider the homeowners' in this specific instance. This will ruin this quiet neighborhood.
----------	--

First Name	Anita
------------	-------

Last Name	Courville
-----------	-----------

Address 1	329 S. Village Drive
-----------	----------------------

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

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

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

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

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From: Terri Ramey
Sent: Monday, March 25, 2024 9:41 AM
To: Jacob Bennett
Cc: Caitlyn Strickland; Wendy Semper
Subject: FW: Online Form Submittal: Citizen Comments - 22-0020SP2 / Cynthia Vandendool

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

Thank you,
Terri Ramey

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Sunday, March 24, 2024 12:39 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: 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	The proposed site is in a residential area and it not suitable for the venue they are proposing. It will damage the value of the houses around the property. This area is not suitable for that type of nightlife and noise.
First Name	Cynthia
Last Name	Vandendool
Address 1	5512 Crystal Court
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: Monday, March 25, 2024 9:42 AM
To: Jacob Bennett
Cc: Caitlyn Strickland; Wendy Semper
Subject: FW: Online Form Submittal: Citizen Comments - 22-0020SP2 / Philip Weber

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

Thank you,
Terri Ramey

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Saturday, March 23, 2024 8:51 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: 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

It is disrespectful and cupidinous to push, for a third time, the desire to interrupt our family neighborhood for this proposed event center. With the copious amount or similar lots in McKinney and surrounding areas, the idea of encroaching on our established neighborhoods is exasperating. While your tenacity is noteworthy, your building is not and will never be welcome in this neighborhood! This center would be about as welcome as a corrective institution, a cemetery or a beef tallow rendering plant!

The grazing cattle are more welcome!

We challenge you to prove that this will not ever negatively affect the neighborhood. In spite of what has been brought before, there truly has been no thought or planning as to how this will, immediately or in the long run, affect property value, noise or traffic congestion!

Please find another piece of land to build your venue on and leave our neighborhood a neighborhood. We want families to grow up here, not buildings, businesses or event centers.

There is no reason to build this center here. It is not welcomed or wanted!

We challenge you or someone else to develop a green space and playground or park for betterment and enjoyment of the established neighborhood...not a noisy, light-polluting monstrosity.

First Name

Philip

Last Name

Weber

Address 1

5437 Pebble Court

Address 2

Field not completed.

City

McKinney

State

TX

From: Terri Ramey
Sent: Monday, March 25, 2024 9:42 AM
To: Jacob Bennett
Cc: Caitlyn Strickland; Wendy Semper
Subject: FW: Online Form Submittal: Citizen Comments - 22-0020SP2 / Kayli Pask

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

Thank you,
Terri Ramey

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Saturday, March 23, 2024 5:30 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: 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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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 against the event center being proposed at the corner of Lake Forest and Virginia. There would be an increase in nightlife activity, noise, and traffic jams as well as loss of privacy for homes facing proposed development. This area is primarily single family homes and an event center would have negative impact on the immediate surrounding community of families.
----------	---

First Name	Kayli
------------	-------

Last Name	Pask
-----------	------

Address 1	5528 Amber Way
-----------	----------------

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

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

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

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

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From: Terri Ramey
Sent: Monday, March 25, 2024 9:43 AM
To: Jacob Bennett
Cc: Caitlyn Strickland; Wendy Semper
Subject: FW: Online Form Submittal: Citizen Comments - 22-0020SP2 / Cynthia Barba

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

Thank you,
Terri Ramey

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Saturday, March 23, 2024 2:56 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: 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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- 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.

Comments

1. Nightlife Activity: The flow of activities from a venue into residential backyards can indeed disrupt the peace and privacy of residents.
2. Noise: A three-building layout with frequent door openings and loud music late into the evening hours can be disruptive.
3. Traffic Jams: The influx of 400+ vehicles during events can lead to traffic congestion along Virginia Parkway and Lake Forest Drive.
4. Overflow Parking: The deficit of 98 parking spots in the current plans could lead to overflow parking in nearby neighborhoods.
5. Drunk Drivers: With events letting out, there's a possibility of drunk drivers driving through residential streets.
6. Light Pollution: The expansive parking lot will contribute to light pollution.
7. Loss of Privacy: Elevated homes on Sandy Court, Village Drive, and in The Enclave face the risk of reduced privacy due to the development.
8. Property Value: The sudden presence of a mega event center and parking lots will affect property values. Buyers perceive such developments negatively.
9. Entertainment Zoning: The city's vague definition of "entertainment" zoning warrants clarification.
10. This Does Not Make Sense In A Single Family Home Area: This plot of land is surrounded by single family homes and Boyd High School. Homeowners will not use this facility and is not congruent with single family home living.
It's crucial for city officials to DENY this development. It's been denied for good reasons before, and it needs to be denied for good.

First Name

Cynthia

Last Name

Barba

Address 1

509 Rock Ridge Way

From: Terri Ramey
Sent: Monday, March 25, 2024 9:44 AM
To: Jacob Bennett
Cc: Caitlyn Strickland; Wendy Semper
Subject: FW: Online Form Submittal: Citizen Comments - 22-0020SP2 / Gina Duran

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

Thank you,
Terri Ramey

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Saturday, March 23, 2024 9:18 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: 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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- 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

This event center is being proposed AGAIN. We do NOT want this venue here!

Resident Concerns:

Nightlife Activity: Activities associated w/large (500+) venue that would flow into residents backyards.

Noise: Concerned about loud music & noise late into the evening hours.

Traffic Jams: Traffic jams along Virginia Pkwy & Lake Forest Dr. when potentially 400+ vehicles come/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 through our neighborhoods seeking "closer" parking. There is a 98 parking spot deficit in the current plans.

Drunk Motorists: Likely increase & 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. Developer has indicated he will be removing most of the mature trees that currently provide a natural buffer. What happened to "Unique by Nature"??

Decreased Property Value: How will property values drop when homes are suddenly facing a mega event center & parking lots?

Simply does not fit into a single family home area: There are 2+ miles of single family homes in either direction. Most homeowners will not use this facility & will cause more burden on us in many ways.

Please vote against this!

First Name

Gina

Last Name

Duran

Address 1

5213 Stoney Trail

From: Terri Ramey
Sent: Monday, March 25, 2024 9:45 AM
To: Jacob Bennett
Cc: Caitlyn Strickland; Wendy Semper
Subject: FW: Online Form Submittal: Citizen Comments - 22-0020SP2 / Melissa Pennington

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

Thank you,
Terri Ramey

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, March 22, 2024 9:32 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: 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 am adding onto my original opposition letter. If there are a lack of people present during Tuesdays meeting, it is because that day and time is during the Glen Oaks Elementary school open house. The communities surrounding this plot of land feature a variety of people in households, including lots with young children who are unable to attend this meeting - we are one of them.

In addition to my original comments, I also am adding that an indoor only event venue is not a good business model post-pandemic. If another pandemic presents itself anytime in the future, a business like this will be sitting empty, not creating any revenue for the city. Lastly, I counted the parking spaces that were said to have plenty if borrowed from lots 1 and 3. That doesn't look to be the case. Lot 3 looks as if it has 3, 9, 8 spots equaling 20. Lot 1 looks as if it has 10, 11, equaling 21. Which still leaves a deficit of 98 spots. Again, I repeat the fact that once lot 1 and 3 are built up, there will continue to be a parking problem which will result in traffic, drunk drivers and chaos in the surrounding neighborhoods as overflow parking will be an issue. Trying to fit this venue on this plot of land simply because it will create a very small amount of tax revenue does not do justice to the community as a whole - especially those within a 2 mile radius who are homeowners who also provide tax revenue to the city. Thank you for helping us keep our quality of life and property values safe.

First Name

Melissa

Last Name

Pennington

Address 1

5429 Crystal Ct

Address 2

Field not completed.

City

McKinney

From: Terri Ramey
Sent: Monday, March 25, 2024 10:48 AM
To: Jacob Bennett
Cc: Caitlyn Strickland; Wendy Semper
Subject: FW: Online Form Submittal: Citizen Comments - 22-0020SP2 / Kate Conwell

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

Thank you,
Terri Ramey, CAP, Texas Notary Public
Administrative Assistant

City of McKinney | Planning Department
221 N. Tennessee St. | McKinney, TX 75069
Phone 972.547.7417 | tramey@mckinneytexas.org



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DEVELOPMENT SERVICES
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From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, March 25, 2024 10:43 AM
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: 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

The proposed event venue raises significant concerns for residents in our Stone Brook Crossing community. These include potential disturbances to our neighborhood's tranquility due to nightlife activities, noise pollution from frequent door openings and loud music, and inevitable traffic jams along Virginia Parkway and Lake Forest Drive when potentially 400+ vehicles come & go at the same time. Additionally, inadequate parking arrangements may lead to overflow traffic infiltrating residential streets, increasing the risk of accidents involving intoxicated drivers. When asked, the builder couldn't confirm any official traffic engineering inspection or consideration for this issue. Light pollution from the parking lot and building threatens to disrupt the nighttime environment for nearby homes, while the removal of mature trees & insufficient barriers compromises residents' privacy. And the proximity to a large event center and parking lots may result in decreased property values for homes. The ambiguity surrounding the zoning classification of "entertainment" raises questions about the suitability of such a venue for our residential neighborhood, which primarily consists of single-family homes. Ultimately, the proposed development does not align with the character of our community and may impose burdens on homeowners without providing corresponding benefits.

First Name Kate

Last Name	Conwell
Address 1	413 Rock Ridge Way
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: Monday, March 25, 2024 11:13 AM
To: Jacob Bennett
Cc: Caitlyn Strickland; Wendy Semper
Subject: FW: Online Form Submittal: Citizen Comments - 22-0020SP2 / William Conwell

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

Thank you,
Terri Ramey, CAP, Texas Notary Public
Administrative Assistant

City of McKinney | Planning Department
221 N. Tennessee St. | McKinney, TX 75069
Phone 972.547.7417 | tramey@mckinneytexas.org



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Together we'll make it happen.



From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, March 25, 2024 10:49 AM
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: 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

The proposed event venue raises significant concerns for residents in our Stone Brook Crossing community. These include potential disturbances to our neighborhood's tranquility due to nightlife activities, noise pollution from frequent door openings and loud music, and inevitable traffic jams along Virginia Parkway and Lake Forest Drive when potentially 400+ vehicles come and go simultaneously. Additionally, inadequate parking arrangements may lead to overflow traffic infiltrating residential streets, increasing the risk of accidents involving intoxicated drivers. The builder's inability to confirm any official traffic engineering inspection or consideration for this issue exacerbates these concerns. Light pollution from the parking lot and building threatens to disrupt the nighttime environment for nearby homes, while the removal of mature trees and insufficient barriers compromises residents' privacy. Proximity to a large event center and parking lots may result in decreased property values for homes in the area. The ambiguity surrounding the zoning classification of "entertainment" raises questions about the suitability of such a venue for our primarily single-family residential neighborhood. Ultimately, the proposed development does not align with the character of our community and may impose burdens on homeowners without providing corresponding benefits.

First Name William

Last Name	Conwell
Address 1	413 Rock Ridge Way
Address 2	<i>Field not completed.</i>
City	McKinney
State	Texas
Zip	75072

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From: Terri Ramey
Sent: Monday, March 25, 2024 1:49 PM
To: Jacob Bennett
Cc: Caitlyn Strickland; Wendy Semper
Subject: FW: Online Form Submittal: Citizen Comments - 22-0020SP2 / Kuljeet Kaur

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

Thank you,
Terri Ramey, CAP, Texas Notary Public
Administrative Assistant

City of McKinney | Planning Department
221 N. Tennessee St. | McKinney, TX 75069
Phone 972.547.7417 | tramey@mckinneytexas.org



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From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, March 25, 2024 1:21 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: 3/26/2024

My public comments are for an item ON the Agenda

Agenda Item # Item number 22-0020SP2

Support or Oppose Agenda Item? Oppose

Public Comments

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Comments

This is residential area and adding Mega event center at center of it with so much capacity is clearly inconsiderate planning idea to create havoc for its current residents. The lake forest and Virginia parkway are 2 major roads which connect McKinney to highways. These roads have high traffic intake during working hours anyway and adding this event center will exponentially increase the traffic and hence commute time for current residents. When planning and zoning is decided, if area is close to residential area, it is very much necessary that decision are made with resident's interest in mind, rather than just plain profits. Another major reason, this is very close to our residential area, and it will increase noise in our vicinity . We decided to move here 2years back for its peacefulness and serenity with beautiful greenery, and parks. Is this change in planning in zoning is done just to benefit and profit some, at expense of so many residents. Mega event center not only bring overflow of traffic, noise, light pollution, it eventually bring the high crime rate with it. This will bring down our property prices and leading exodus of residents to better place. Therefore, instead of developing Mckinney you will kill it like what is happening in most downtowns of US cities.

First Name

Kuljeet

Last Name

Kaur

Address 1

405 Blue Spring Drive

From: Terri Ramey
Sent: Monday, March 25, 2024 3:53 PM
To: Jacob Bennett
Cc: Caitlyn Strickland; Wendy Semper
Subject: FW: Online Form Submittal: Citizen Comments - 22-0020SP2 / Jennifer Gray

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

Thank you,
Terri Ramey, CAP, Texas Notary Public
Administrative Assistant

City of McKinney | Planning Department
221 N. Tennessee St. | McKinney, TX 75069
Phone 972.547.7417 | tramey@mckinneytexas.org



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From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, March 25, 2024 2:53 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: 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 This would turn our quiet McKinney neighborhood into a drunken, crowded, polluted and trashy scene. This is definitely not the appropriate area for such a venue. Too many families!

First Name Jennifer

Last Name Gray

Address 1 5629 Turtle Way

Address 2 *Field not completed.*

City McKinney

State TX

Zip 75072

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From: Terri Ramey
Sent: Monday, March 25, 2024 4:40 PM
To: Jacob Bennett
Cc: Caitlyn Strickland; Wendy Semper
Subject: FW: Online Form Submittal: Citizen Comments - 22-0020SP2 / Heather Cramer

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

Thank you,
Terri Ramey, CAP, Texas Notary Public
Administrative Assistant

City of McKinney | Planning Department
221 N. Tennessee St. | McKinney, TX 75069
Phone 972.547.7417 | tramey@mckinneytexas.org



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From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, March 25, 2024 4:20 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: 2/26/2024

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. My name is Heather Cramer, and I live in the Stone Brooke Crossing neighborhood with my husband and two young sons. I am deeply concerned about the Tivona Event Center proposed for the corner of Virginia and Lake Forest. To be clear, I am not concerned about the land being developed. But I am very concerned about the kind of venue being proposed and its size. At this type of venue, there can be over 500 people arriving and leaving at the same time. Traffic around it would be a nightmare. The only two entrances to our neighborhood are on Virginia. There is no "back way" in or out. My five year old son has autism. Sitting in traffic is a trigger for him that could start a multi-day meltdown. Whenever we go anywhere, I am always very careful to check traffic conditions to plan my route. I have backups for backups on ways to get somewhere. But how can I do that when the traffic is in my own neighborhood? We can't choose to not leave the house. He has several therapies throughout the week that we need to attend, including in the evenings when events could be taking place. While I'm sure some of you may see some of the concerns presented by my neighbors as mere inconveniences, this event center would severely and negatively impact my child. I respectfully ask you to deny consent for this plan so that the land can be developed in a way appropriate for its location. Thank you for your time.

First Name Heather

Last Name	Cramer
Address 1	5508 Crystal Ct.
Address 2	<i>Field not completed.</i>
City	McKinney
State	TX
Zip	75072

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From: Wendy Semper
Sent: Tuesday, March 26, 2024 8:06 AM
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. Gene Ross

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

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, March 25, 2024 5:19 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: 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 oppose the Tivona Event Center being proposed at the corner of Lake Forest and Virginia Parkway. The increased noise, traffic, privacy loss and decreased property value will severely affect our neighborhood. Additionally the city has already approved a 20,000 seat amphitheater and built a stadium with an event center. Why do we need another event center, especially next to an already busy intersection surrounded by quiet neighborhoods. Not to mention the fact that it will be built within a mile of a major high school that already causes traffic to build up at the intersection of Virginia and Lake Forest. To the point where cars are stuck in the middle of the intersection waiting to turn preventing other traffic to proceed through the intersection safely. Additionally, we will see an increase in drunk motorist, trash and loitering right next door to our neighborhood Stonebrooke Crossing. Reject the money dollar signs you see and turn down this plan and event center. Keep McKinney safe and family friendly.

First Name

Gene

Last Name

Ross

Address 1

5313 Hawks Nest

Address 2

Field not completed.

City

McKinney

State

TX

Zip

75072

From: Wendy Semper
Sent: Tuesday, March 26, 2024 8:07 AM
To: Jacob Bennett
Cc: Terri Ramey; Caitlyn Strickland
Subject: FW: Online Form Submittal: Citizen Comments

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

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

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, March 25, 2024 6:05 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: 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

We have been homeowners in StoneBrooke Crossing for 24 years. The property on the SE corner of VA Pkwy & Lake Forest is literally nestled into the long-established homes of SBC & Stonebridge. When we purchased our home, we could not have foreseen how misleading the zoning language could be. This event center would have a huge negative impact on our community, including the obvious such as noise, lights, smells from the food service, lack of privacy and parking overflow. It will impact the surrounding roads with additional volume traffic & likely inebriated drivers, at an already congested intersection. Keep in mind that McKinney Boyd HS is just north of that intersection and that there are still weekend activities. Note that student and adult joggers go through there. Additionally, individual and group bicyclists routinely travel through that same intersection at Va Pkwy & Lake Forest. Truthfully, it would be difficult to make a strong case to a new home buyer when selling some day if this type of structure is in the middle of our community, whether it's this or any type of event center. I've taken pride in our home and want its value to remain uncompromised. I question whether the Commission will adhere to McKinney's "Unique by Nature" motto with the planned removal of so many of those lovely trees as well. Please help keep our community beautiful and peaceful.

First Name

JoAnne

Last Name

Isotti

Address 1

5501 Crystal Ct

Address 2

Field not completed.

From: Wendy Semper
Sent: Tuesday, March 26, 2024 8:08 AM
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. Rianna Turner

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

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, March 25, 2024 10:31 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:	McKinney Community Development Corporation (MCDC)
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
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Comments

As a homeowner since 2016 in the Stonebrook Community, I have loved this family friendly environment. I have felt safe raising and allowing my 4 children to play in the neighborhood. However, I am now scared, concerned, and frustrated that an Entertainment center will be built backing up to the homes in our neighborhood. We specifically moved here due to the quiet peaceful location of our homes tucked behind the land and mature trees at the entrance of our neighborhood. I fear that this near entertainment center will bring a rowdy, noisy, possibly drunk crowd to the place where our children play. I am sad that our peaceful neighborhood will experience light pollution and a reduction in the value of our homes. In addition, it makes me nervous that my teen daughter will be walking to Boyd high school having to pass this unknown, unsafe place . Please do not allow this entertainment center to diminish the value of our beloved McKinney family friendly residential neighborhood. Please protect our children and our peace of mind.

First Name

Rianna

Last Name

Turner

Address 1

5408 Fairfax

Address 2

Field not completed.

City

McKinney

State

Texas

From: Wendy Semper
Sent: Tuesday, March 26, 2024 8:08 AM
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. Amy Anders

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

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, March 26, 2024 6:27 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: 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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- 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 strongly oppose the Tivona Site Plan due to the same concerns as several of my neighbors. Our concerns for noise, light pollution, increase in traffic, drunk drivers, and lack of privacy are valid concerns. An event center does not add value to our neighborhood. It will not provide services for our small single family homes. Event centers are better suited to be built near hotels and restaurants, none of which are very close to this area. Whatever is built on this land needs to be of service to families, something the will benefit and be utilized by families.
----------	---

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

Last Name	Anders
-----------	--------

Address 1	400 Rock Ridge Way
-----------	--------------------

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: Tuesday, March 26, 2024 9:08 AM
To: Jacob Bennett
Cc: Caitlyn Strickland; Terri Ramey
Subject: FW: Online Form Submittal: Citizen Comments - 22-0020SP2 / Darrah Chelsea

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

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

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, March 26, 2024 8:56 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: 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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- Provide statements of fact regarding the topic,
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Comments	We are expressing our strong opposition to the Tivona event center. We feel this venue would be detrimental to our area and forcibly lower the property values. This is a poor location choose for an event center as it is right in the middle of several single-family residential homes/neighborhoods. You are working with a two-lane road on Lake Forest which would be an entrance to the facility. As a resident we see the traffic jams that occur simply trying to get the kids to Boyd HS in the morning and after school. If there is a wreck of any kind or traffic jam, there is no choice but to wait it out because there are no other outlets. I love our city and I love our neighborhood. I do not oppose growth as long as it makes sense, but this venue is implausible.
----------	--

First Name	Chelsea
------------	---------

Last Name	Darrah
-----------	--------

Address 1	5505 Pebble Court
-----------	-------------------

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

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

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

Zip	75024
-----	-------

From: Wendy Semper
Sent: Tuesday, March 26, 2024 9:17 AM
To: Jacob Bennett
Cc: Caitlyn Strickland; Terri Ramey
Subject: FW: Online Form Submittal: Citizen Comments - 22-0020SP2 / Mark Crockett

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

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

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, March 26, 2024 9:15 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: 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

Putting an event center at the SW corner of Lake Forest and Virginia will undoubtedly have several negative impacts to the nearby residents:

- Traffic jams that impact residents the most
- Neighborhoods being used as overflow parking (current plans have deficit of 98 parking spots with no where to put them)
- Increased noise at late evening hours
- Loss of privacy because event center backs up to neighborhood homes

Please do not approve the plans to build this event center.
Let's keep McKinney unique and retain some of the nature that remains.

First Name

Mark

Last Name

Crockett

Address 1

517 Winding Ln

Address 2

Field not completed.

City

McKinney

State

TX

Zip

75072

From: Wendy Semper
Sent: Tuesday, March 26, 2024 12:58 PM
To: Jacob Bennett
Cc: Caitlyn Strickland; Terri Ramey
Subject: FW: Online Form Submittal: Citizen Comments - 22-0020SP2 / Sherry Jackson

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

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

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, March 26, 2024 12:38 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: 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 family has lived on Sandy Court for 19 years. Our street is a quiet cul-de-sac street where children play peacefully in their yards. We back up to the proposed site of the Tivona Event Center. We are opposed to anything of this nature being built on this property. One-story office buildings like those on the SW corner of Village/Virginia make sense. They operate weekdays and do not increase traffic flow in our community. An event center operating nights/weekends involving 400+ vehicles coming/going at the same time, will create a traffic nightmare for us and for those traveling in the Lake Forest/Virginia area. With the 98-parking spot deficit that is planned, motorists will use our quiet streets for overflow parking. This is not acceptable. Our home is elevated. No fence barrier will block motorists/pedestrians from seeing into our windows. Most of the mature trees that provide a natural buffer will be removed. We will lose our privacy if this project is allowed to move forward. The event center will guarantee that we will experience loud music/noise into the evening hours. Nighttime activity and noise of an amusement center with a 500+ person occupancy will seriously impact the serene setting of our neighborhood. This structure does not make sense for our single-family home area. Property values will drop if this event center is built on this property. Please stand with us! Preserve our home values/quality of life! Vote against this mega event center!

First Name

Sherry

Last Name

Jackson

Address 1

5120 Sandy Ct

From: Wendy Semper
Sent: Tuesday, March 26, 2024 3:02 PM
To: Jacob Bennett
Cc: Caitlyn Strickland; Terri Ramey
Subject: FW: Online Form Submittal: Citizen Comments - 22-0020SP2 / Dante Munoz

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

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

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, March 26, 2024 2:40 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: 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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- Request the topic be included as part of a future meeting, and / or
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Comments

My concerns are listed below

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.

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.

Definition of "Entertainment" Zoning: The City's definition of what constitutes an "entertainment" venue is vague, at best. Back in 1997 when the property was zoned for small businesses, it's likely no one envisioned how any developer could define "entertainment" the way this developer has been attempting to do.

Simply does not fit into a single family home area: There are 2+ miles of single family homes in either direction of this plot of land. Homeowners will not use this facility and will cause more burden on us in many ways.

Light Pollution: Light pollution from the expansive parking lot (note the site plans do not even list light posts).

First Name

Dante

Last Name

Munoz

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: Tuesday, March 26, 2024 3:03 PM
To: Jacob Bennett
Cc: Caitlyn Strickland; Terri Ramey
Subject: FW: Online Form Submittal: Citizen Comments - 22-0020SP2 / Dashazo Bowie

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

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

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, March 26, 2024 2:53 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: 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

As a resident of Stone Brook Crossing, the neighborhood that the proposed development sits, I am worried about the negative effects this new "Event Center" would have on the area. I worry that there will not be enough onsite parking for the events that are held at this new location, overflow parking is sure to spill over into our residential streets, you can see that our streets are not wide enough to support on street parking, even when a resident parks in-front of their own home it creates a traffic issue as the street is barley wide enough for a single car to pass not to mention two directions of travel. Decreased Property Value: How will property values drop when homes are suddenly facing a mega event center and parking lots? Definition of "Entertainment" Zoning: The City's definition of what constitutes an "entertainment" venue is vague, at best. Back in 1997 when the property was zoned for small businesses, it's likely no one envisioned how any developer could define "entertainment" the way this developer has been attempting to do. Simply does not fit into a single family home area: There are 2+ miles of single family homes in either direction of this plot of land. Homeowners will not use this facility and will cause more burden on us in many ways.

First Name

Bowie

Last Name

Deshazo

Address 1

5500 Fairfax Court

Address 2

Field not completed.

From: Wendy Semper
Sent: Tuesday, March 26, 2024 4:15 PM
To: Jacob Bennett
Cc: Caitlyn Strickland; Terri Ramey
Subject: FW: Online Form Submittal: Citizen Comments - 22-0020SP2 / Keith Dyer

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

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

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, March 26, 2024 4:13 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: 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

Irrespective of the current zoning of the property and with due respect to the developer & design team, the proposed project is not only inappropriate but illogical. All one needs to do is look at the surrounding areas, in all directions to see what appropriate & logical development looks like for such a location. I echo many of the same concerns of my fellow residents. Noise pollution, light pollution, overnight stays, loss of privacy, massive traffic congestion for our neighborhood as well as along the Virginia & Lake Forest frontage, loss of property value. Not to mention this is a private development providing ZERO direct benefit to the adjacent residents.

- Two future development lots? This discussion is not just about an event center but problems created by additional future developments.
- Many concerns around the 98-spot shortage in parking & the inadequate amendment proposed to solve that.

Specific screening & buffering concerns:

- No elevations or details have been shared for proposed wrought iron fence and masonry columns, or landscape buffer.
- Few evergreen materials proposed
- No details/elevations of proposed screening walls
- Loss of existing greenbelt views from residences along S. Village and Sandy Court.

The negative impact to the neighborhood & traffic flow around the area greatly outweighs any positives! I emphatically urge those in decision making positions to reject this project.

First Name	Keith
Last Name	Dyer
Address 1	5309 Arrowhead Way
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: Tuesday, March 26, 2024 4:28 PM
To: Jacob Bennett
Cc: Caitlyn Strickland; Terri Ramey
Subject: FW: Online Form Submittal: Citizen Comments - 22-0020SP2 / Kristen Schonberg

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

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

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, March 26, 2024 4:26 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: Tax Increment Reinvestment Zone 2 Board (TIRZ 2)

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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- 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.

Comments

The event center being planned at Lake Forest and Virginia will cause a major nuisance to the families living in Stonebrook Crossing directly behind this land. There will be noise, overflow parking, traffic and privacy issues if this event center is allowed. We want McKinney to be a place where people want to move and this location is much better suited for a neighborhood and additional homes which would enhance the area not detract from it like an event center would. The event center developers can easily find another location in a more business focused area where noise and traffic would not be as much of an issue. Let's not put what amounts to a Dickeys Arena or a nightclub behind our quaint, quiet, private neighborhood - please. We moved here to be out of the fray and we are begging you to deny this development. I vehemently oppose this plan. Thank you for reading.

First Name

Kristen

Last Name

Schonberg

Address 1

5513 pebble court

Address 2

Field not completed.

City

McKinney

State

TX

Zip

75072

From: Wendy Semper
Sent: Wednesday, March 27, 2024 8:04 AM
To: Jacob Bennett
Cc: Caitlyn Strickland; Terri Ramey
Subject: FW: Online Form Submittal: Citizen Comments - 22-0020SP2 / Mark Mackenzie

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

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

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, March 26, 2024 6:06 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

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:

- 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.

Comments	Such a place right next to residential is not appropriate. There are much better places to build an event center that does not impact neighborhoods!
First Name	Mark
Last Name	Mackenzie
Address 1	5404 Crystal CT
Address 2	<i>Field not completed.</i>
City	McKinney
State	0
Zip	75072

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

From: Wendy Semper
Sent: Wednesday, March 27, 2024 8:06 AM
To: Jacob Bennett
Cc: Caitlyn Strickland; Terri Ramey
Subject: FW: Online Form Submittal: Citizen Comments - 22-0020SP2 / Kristin Bartholomew

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

Wendy Semper
Administrative Assistant
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From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, March 26, 2024 4:41 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

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Comments

I strongly oppose the building of an event center at the corner of Lake Forest and Virginia. My husband and I moved to our house in Stone Brooke Crossing a little over a year ago to raise our kids in a safe and family-friendly environment. The addition of an event center at the entrance to our community will increase traffic and noise, create a much less safe walking and driving environment, and encroach on our privacy as a neighborhood. I implore you to reconsider what a development like this would do to a quiet neighborhood full of kids and families. This is not the environment we were hoping to raise our children in when we carefully selected our neighborhood and home.

First Name

Kristin

Last Name

Bartholomew

Address 1

5404 Broken Bend Dr

Address 2

Field not completed.

City

McKinney

State

TX

Zip

75072

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