

From:

Date: January 25, 2022 at 7:53:21 AM CST

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Subject: Comment against the dense housing plan on College street

Hi,

As a resident of our McKinney historic neighborhood for almost 30 years I have some comments about the proposed zoning change for the open plot of land on College street near Caldwell Elementary. My preference would be that we, as a city, have the foresight to leave a bit of green space where we can in a dense neighborhood, but that is not happening. I recognize that private property rights dominate here and would not begrudge someone quite so much for building there if the plans were more reasonably in line with the guidelines of our neighborhood and would enhance our city. Requesting a 5 foot variance for a garage? My husband and I were not able to build our own garage here because we could not get a variance of less than 15 feet in our backyard.

In a separate instance we bought a house here zoned for commercial use, requested and received specific rezoning and brought to code a property in the neighborhood. We followed every letter of the law set by planning and zoning, all while observing many other property owners not following requirements. Throwing out those requirements for these homes would make the efforts we and many others have made seem pointless.

Historic McKinney is such a gem. We need to continue to build on its uniqueness, and part of that is thoughtful planning.

So my wish is that if houses are allowed to be built there they should follow the existing guidelines and maintain the integrity of the neighborhood. There should be no exceptions that allow 20 houses to be packed into that small space. Where private property rights intersect with public planning in this case, please let there be reason in the balance and not have the scales tip over in favor of someone's personal profits.

Chris Davies