

Matt Robinson

To: Richard McGowan
Subject: RE: Proposed Commercial Rezoning of 215 N. Waddill

From: Richard McGowan
Sent: Wednesday, January 18, 2017 9:47 PM
To: Matt Robinson <mrobins2@mckinneytexas.org>
Subject: Proposed Commercial Rezoning of 215 N. Waddill

Dear Sir

As a longtime resident of the historic district and the owner of a house less than one block away on Hunt St., I am firmly opposed to this zoning change but unfortunately I will not be able to attend the hearing on 1/24/2017 because of an Open House and Parent Meeting at McKinney High School where I teach.

Therefore, I am writing to you to express my concerns. 215 N Waddill should not be rezoned for several reasons.

Hunt St already has both a parking and traffic issue allowing a business like the B&B at Waddill only increase traffic on an already busy street. If they choose to park on Bass St. guests could quite possibly block Bass St. completely. My children and the children of my neighbors deserve to be able to ride their bikes around the block without the added danger of temporary residents to our neighborhood driving on unfamiliar streets.

Additionally, I sincerely question whether the city of McKinney really needs the four additional hotel rooms that this B&B will provide. The city of McKinney has dozens of hotels already and more are being built despite the fact that most of the hotels are not all at full occupancy. Why ruin the historic charm and uniqueness of the Historic District with a business that we don't need and will pose a potential danger to our children and will certainly create a significant increase in traffic.

Once again, I strongly urge you to reconsider the commercial rezoning of 215 N. Waddill.

Sincerely

Richard J. McGowan
902 W. Hunt St
McKinney Tx, 75069

Matt Robinson

To: Lisa Burris
Subject: RE: Waddill Street B&B - Opposed

From: Lisa Burris
Sent: Saturday, February 4, 2017 7:30 AM
To: Matt Robinson <mrobins2@mckinneytexas.org>
Cc: Jimmy Don Burris
Subject: Waddill Street B&B - Opposed

Hi Matt,

I wanted to voice my opposition to the proposed rezoning of the house on Waddill to a Bed and Breakfast.

I have lived in the Historical District at 710 W Lamar St since 1988. The Waddill Street house is in the middle of the residential area of the historical district and I feel would be disruptive to the families that live in the surrounding neighborhoods.

The location of the house in the middle of the neighborhood is the reason for my opposition. When my children were young they would have walked by that house on the way to and from Burks elementary school. There would be a revolving door of unknown strangers staying in the house. That is an added risk to a safe neighborhood that should be avoided.

Although I am not opposed to all B&B's in the Historical District, I think they should be limited to houses that are adjacent to existing commercial zoned area and should act as a buffer between the commercial and residential neighborhoods.

Please let me know if I need to take formal action to oppose this case.

Thank you,

Lisa Burris
710 W Lamar
McKinney TX 75069

OBJECTIONS TO APPLICATION FOR SPECIFIC USE PERMIT
BED & BREAKFAST FACILITY @ 215 N. WADDILL STREET

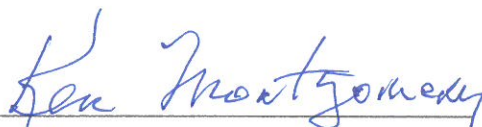
1. We aren't convinced that the Applicant truly intends to either make 215 North Waddill Street his primary residence, or personally oversee and manage its operations full time. [McKinney Code Section 138.394 (b)(1)]

2. The parking spaces that the Applicant proposes to construct along Bass Street do not qualify as off-street parking, and cannot be counted as such when computing the parking area requirements, because all maneuvering will have to take place on Bass Street (just a few feet away from our bedroom's window). [McKinney Code Sections 138.394 (b)(6) and 146.46 (84)]

3. The Bass Street parking arrangement shown on the Applicant's site plan will violate the screening requirements of the City's zoning ordinance [McKinney Code Section 146.132 (3)(b)]

4. The Bass Street parking arrangement shown on the Applicant's site plan will violate the minimum landscaping requirements of the City's zoning ordinance [McKinney Code Section 146.135 (f)(16 & 17)]

5. The site plan for the proposed Bed & Breakfast facility at 215 North Waddill Street does not satisfy the minimum requirements for a Specific Use Permit because the parking arrangement along the east side of Bass Street will significantly and adversely affect the use and enjoyment of the adjoining property that has been our family's homestead for many years. [McKinney Code Section 146.41 (2)]



KEN MONTGOMERY
1209 W. Hunt Street

Date: 2-9-17



JUDY MONTGOMERY
1209 W. Hunt Street

Date: 2-9-17

Matt Robinson

To: kevin scott
Subject: RE: Waddill & Hunt Street B&B: Opposed

From: kevin scott
Sent: Friday, February 10, 2017 1:39 PM
To: Matt Robinson <mrobins2@mckinneytexas.org>
Subject: Waddill & Hunt Street B&B: Opposed

Dear Matt:

I have noted the proposed rezoning of the yellow house on Waddill and Hunt as a B&B and would like to lodge my opinion as being opposed.

We own the historical house at 618 W.Louisiana and I am concerned with the location of this proposed house being in the center of the historic neighborhood where the additional parking may disrupt the flow of local traffic and place a constant flux of strangers into the center of our community.

In general, I'm not opposed to B&B's as good business and good neighbors to our community, but believe that the B&B's should be located near the retail areas and along the perimeter of the historical areas so it is less disruptive to the neighborhood and is safer for the children of our neighborhood.

Thanks very much for your consideration of my opposition in the final decision the rezoning.

Best Regards,
Kevin Scott
618 W. Louisiana
McKinney, Texas 75069