



SULLIVAN ARCHITECTURE, INC.

Architecture / Planning / Interiors

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Date: 12-9-16 (Revised 1-9-17)

To: City Planning Dept

Ref: SUP request for Bed & Breakfast allowance at 215 N. Waddill St./ McKinney, TX

We are submitting this letter and related documents to the City to allow us to allow us to use the existing residence at 215 N. Waddill St. as a "Bed & Breakfast".

1) Acreage: 0.445 acres

2) Existing Zoning District: RS-60

3) Property Location: Property is at the southwest corner of Waddill St. and Hunt St.

Reasons for Request: We have submitted a Site Plan "SUP-1" dated 1-9-17 showing the site updates for additional parking for 5 guest bedrooms and 2 for the on site resident owner manager for 7 parking spaces total. We have done our due diligence research and determined this Historic Downtown area and this house at 215 N. Waddill St. will be an ideal location based on our market demand study for a bed & breakfast. This house is on the National Historical register being built in 1912 by Sam Neathery, attorney and former Collin County District Attorney. We want to maintain and preserve this historic house of Georgian Revival wood architecture and give our guests a chance to experience staying at a McKinney historic site overnight. With the shopping, dining, and entertainment offered by the Historic Square, our home provides locals and travelers alike the chance to extend the time they spend in McKinney with overnight accommodations and bring business to our local community.

4) We are requesting to be put on the upcoming Planning & Zoning Commission hearing date of 1/24/17 and the City Council meeting of 2/7/17.

Thank you,

Steve Sullivan, owner

Contact Information:

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