

March 26, 2012

City of McKinney  
PO Box 517  
McKinney, Texas 75070-0517

Re: Hill Residence (dba McKinney B&B)  
406 Parker Street  
McKinney, Texas 75069



### LETTER OF INTENT

**Acreage of Subject Property:**

0.249 Acres (10,836 SF) Gross; including alley easements  
0.199 Acres (8,711 SF) Net; excluding alley easements

**Existing Zoning District:**

RS-60, included in Historic Preservation Overlay District



**Reason for SUP Request:**

Mr. & Mrs. Wayne Hill, resident owners of the 1900 era subject property, are seeking a Specific Use Permit as they desire to use their private home as a Bed & Breakfast, providing lodging and breakfast for their welcome guests; visitors to their new hometown of McKinney. The Hills have two guestrooms downstairs and one guestroom upstairs.

**Special Considerations:**

Immediately east of the garage for their personal vehicles, the Hill Residence currently has a concrete parking area parallel to Westlane Street which they propose to use for two of the required guest parking spaces. They propose to add a third guest parking space (as indicated on the Site Plan) as word spreads about their warm & inviting guest accommodations only a short walk from the historic downtown square in McKinney. The Hills are currently in the pursuit of listing the house on the National Register of Historic Homes. The 120 year old house is in exemplary condition, and includes a spacious, covered wrap-around porch and large landscaped back yard complete with a variety of wood decks providing ample outdoor space for guests to enjoy during their visit to historic McKinney.

**Property Location:**

The subject property is located at 406 Parker Street in the Historical Preservation Overlay District, approximately 120 feet south of Howell Street, approximately 170 feet east of Barnes Street, approximately 250 feet west of College Street, and approximately 260 feet north of Cole Street. The property has southern and western frontage on Westlane Street which is an asphalt paved alleyway with a 20 foot wide easement or ROW.

**Requested Consideration Dates:**

Mr. & Mrs. Hill respectfully request the review/approval of their Specific Use Permit at the April 24, 2012 meeting of the Planning & Zoning Commission and the May 15, 2012 meeting of the City Council.

Please feel free to contact our office if we can answer any questions you might have.

Respectfully submitted,

A handwritten signature in black ink that reads "Kent Spurgin". The signature is written in a cursive, flowing style.

Kent Spurgin