

**Planning and Zoning Commission Meeting Minutes of November 12, 2013:**

**13-196SUP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Gary C. Roper, for Approval of a Specific Use Permit Request for a Bed and Breakfast (The Red Gate Inn), Being Less than 1 Acre, Located on the Southwest Corner of Josephine Street and Church Street**

Ms. Samantha Gleinser, Planner for the City of McKinney, explained the specific use permit request. She stated that Staff recommends approval of the requested specific use permit.

Mrs. Debbie Roper, 811 N. Church St., McKinney, TX, explained the specific use permit request. She stated that they had made a lot of improvements to the property. Mrs. Roper stated that they had found records showing that the house was built in 1914. She stated that they are planning to have two bedrooms for the bed and breakfast for now. Mrs. Roper stated that later on they intend to remodel the area above the garage to be a third bedroom.

Vice-Chairman Bush asked about the parking on the property. Mrs. Roper explained that the current deck would be removed and a concrete parking area would be poured there for their guests. She stated that there would be two driveways.

Vice-Chairman Bush asked about the proposed stairway that would lead up to the second floor of the garage. Mrs. Roper felt there would be enough room for the exterior stairwell.

Chairman Franklin opened the public hearing and called for comments. There were none.

The Commission unanimously approved the motion by Vice-Chairman Bush, seconded by Commission Member Hilton, to close the public hearing and recommend approval of the specific use permit for a bed and breakfast (The Red Gate Inn).

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on December 3, 2013.