

February 24, 2014

Planning and Zoning
City of McKinney

Gentlemen:

We are proposing, and therefore are requesting a Special Use Permit, to expand our residence via an attached building, constructed onto the back of the existing structure. The addition will attach to the existing residence via a covered breezeway. Our homestead is at 406 Parker St., McKinney, TX 75069, and in it we operate McKinney Bed and Breakfast.

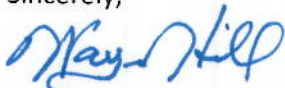
The new structure will be on a concrete slab and will be approximately 22 ft. x 19.5 ft. (425 sq. ft.) in size. It will be the living quarters for my elderly mother-in-law and will include a living room, bedroom, kitchen, laundry area, and bathroom. While we are not planning to use the new addition as rental space, we are also including in this request approval of an additional parking space, as shown, should that eventuality occur.

The property is 0.199 acres, excluding the alley (Westlane Street), which is the south boundary of the property and curves around to become its west boundary. The property fronts Parker St. and is approximately 150 ft. south of Howell St. It is zoned RS-60.

Two people reside permanently in the residence (three when the addition is completed). We have three guest rooms which we rent to couples for overnight stays and already have in place the required three off-street parking spaces, each 8 ft. x 22. ft., each situated parallel along the alley (Westlane Street). We rent approximately 24 room nights a month (6 per week). While the new

We are proposing presenting the plan at the next Planning and Zoning meeting, in March, and at the following City Council meeting, in April.

Sincerely,



Wayne Hill
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