

September 15, 2013,

Planning and Zoning Commission and City Council
2222 North Tennessee
McKinney, Texas 75069
PlanningInfo@McKinneyTexas.org

Dear Planning and Zoning Committee,

Gary C. Roper and Debbie A. Roper owners of the single family residence (RS-60 Single Family Residence District) at 811 N. Church Street, McKinney, TX request the zone to be changed to Specific Use (Bed and Breakfast Facility).

We purchased the subject property May 31, 2013 and completely remolded the 1920 home with new air conditioning and heating, foundation repair, new electricity, plumbing and new kitchen. In addition the subject property was remolded from three small bedrooms and one small bath upstairs to two large master suites with full bathrooms. The existing master bedroom downstairs was remolded converting to a bathroom which is wheelchair accessible. The 776 square foot space above the garage will renovated to be another room with a full bathroom. The small room on the south side of the garage is in the process of being converted to a half bath and laundry room. As a Bed and Breakfast Facility we plan to rent out three rooms leaving one room for us. Ample parking is available for guest parking off the street.

The subject property is generally L-Shaped and is approximately 18,200 square feet or 0.42 acres. The subject property is located at 811 North Church Street in McKinney, Texas. The subject property starts at the northwest corner of block seven, which is the intersection of Josephine and Church streets. The front of the property is approximately 70 feet. Turning west the subject property goes 140 feet before turning south again for approximately 70 feet towards Heard Street. The subject property extends 60 feet west towards Coleman Street. Turning north the subject property extends 140 feet back to Josephine. Turning east the subject property goes 200 feet east back to Church Street.

We hope to go to October 22nd Planning and Zoning Committee. Thank you for considering the subject property for a Bed and Breakfast facility.

Sincerely,



Gary C. Roper
Gary@Roper-Resources.com
214-505-6800