

## **Planning and Zoning Commission Meeting Minutes of January 24, 2017:**

### **16-367SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Bed and Breakfast (Waddill Street Bed and Breakfast Inn), Located at 215 North Waddill Street**

Mr. Matt Robinson, Planning Manager for the City of McKinney, explained the proposed specific use permit to so that the existing residence could be utilized as a bed and breakfast facility (Waddill Street Bed and Breakfast Inn). He stated that the City of McKinney requires that a specific use permit be granted in order for a bed and breakfast facility to be operated on the subject property. Ms. Robinson stated that under the regulations under the bed and breakfast, the applicant was required to rent no more than five bedrooms out at one time, provide one parking space per guest bedroom, and the caretaker of the bed and breakfast must live on the property. He stated that Staff had evaluated the request and had no objections. Mr. Robinson stated that Staff was recommending approval of the specific use permit for a bed and breakfast with the special ordinance provision listed in the Staff report. He stated that there was one letter of opposition that was distributed to the Commission Members prior to the meeting. Mr. Robinson offered to answer questions.

Commission Member McCall asked if there would be enough parking spaces. Mr. Robinson stated that there were seven parking spaces proposed along Bass Street.

Commission Member Mantzey asked what the difference was between a bed and breakfast and an event center. He also asked what events could be held at the bed and breakfast on the subject property. Mr. Robinson stated that they would not be allowed to hold any events since that would require special provisions and additional requirements

from Fire and Building Inspections. He stated that the applicant told him that they do not plan to host wedding events, et cetera.

Mr. Steve Sullivan, 215 N. Waddill Street, McKinney, TX, stated that he and his wife were the owners and occupants of the property. He stated that the subject property was one of nine properties in McKinney that was on the National Register of Historic Places. Mr. Sullivan stated that he was an architect and had practiced over 30 years. He stated that it was a Georgian home with wood architecture that was built in 1912. Mr. Sullivan stated that they hope to preserve the home and enhance the Historic district, and bring in visitors from all over the world to the beautiful City of McKinney to experience the unique history. He stated that they love Downtown McKinney and all of the old homes in the Historic district. Mr. Sullivan stated that they had addressed a lot of the surrounding neighbor's concerns. He stated that they would be providing screened parking in the back for seven vehicles. Mr. Sullivan stated that five of those parking spaces were for the five guest bedrooms and the other two parking spaces were for them. He stated that they have a heated pool in the back. Mr. Sullivan stated that they will maintain the landscaping and add some plantings. He stated that they were very excited about opening a bed and breakfast. Mr. Sullivan stated that his family would be running the bed and breakfast. He stated that his daughter managed a bed and breakfast in Georgia for four and a half years. Mr. Sullivan stated that they want to make this a safe place. He stated that they should not have any parking along Hunt Street. Mr. Sullivan stated that they want to preserve a piece of unique history of McKinney and North Collin County. He offered to answer questions.

Alternate Commission Member McReynolds asked how long the guests typically stayed at a bed and breakfast and when the heaviest use was during the week. Mr. Sullivan stated that the heaviest use should be toward the middle of the week to the end of the week. He stated that guests typically stay one to three nights in a row. Mr. Sullivan stated that guests were not allowed to stay more than 14 consecutive days.

Alternate Commission Member McReynolds wanted to clarify that parking would be along Bass Street. Mr. Sullivan stated that it was his understanding that Bass Street was more like an alley. He stated that you would enter from Bass Street to pull into the parking area with seven concrete parking spaces.

Mr. Sullivan stated that they have a 6' wood fence. He stated that there was an unused 10' x 10' utility easement on the back of the property that he was going to check to see if it could be abandoned. Mr. Sullivan stated that all of the utilities were on the north side of the property line. He stated that they would like to square off the backyard fence to include this piece of property.

Chairman Cox opened the public hearing and called for comments.

Mr. Jim Sanderson, 611 Sherman Street, McKinney, TX, stated that he was the previous owner of the subject property and sold the property to the present owners. He stated that they wanted to make sure that the new owners would love and keep the integrity of the house and would appreciate the Historic district. Mr. Sanderson stated that they were impressed with the new owners. He gave a brief history of this house. He stated that they lived there for 12 years and had several people of the years stop by to reminisce. Mr. Sanderson stated that it was a beautiful Colonial Revival home with one of the finest curb appeals in Downtown McKinney.

Mr. Kenneth Montgomery, 1209 W. Hunt Street, McKinney, TX, stated that he lives directly behind the subject property. He stated that Bass Street was in bad shape and narrow. Mr. Montgomery expressed concerns with the proposed parking and did not know how they could fit seven spaces in that area of the property within the vehicles sticking out onto Bass Street. He stated that he would oppose any kind of wedding taking place on the subject property due to the traffic issue it would create. Mr. Montgomery stated that there are already traffic and parking issues on the street.

Ms. Mimi Parker, 806 W. Hunt Street, McKinney, TX, asked about the number of currently bedrooms in the house. She asked if the house has five bedrooms if it would also need five bathrooms, which she felt it currently did not have inside. Ms. Parker stated that water pressure in the area was already bad. She wanted to maintain the look of the house; however, she was concerned that they might gut it to get the spaces to operate a bed and breakfast. Ms. Parker asked if there would be a fire protection system inside. She stated that there could be a lot of guests eating there. Ms. Parker questioned if the kitchen and/or dining room would be large enough to handle them and if there would be proper ventilation. She asked if the property owners would live in the garage that they are converting or if they would be living inside the house. Ms. Parker stated that it is a great house.

Ms. Mari McGowan, 902 W. Hunt Street, McKinney, TX, expressed concerns that if this property became a bed and breakfast, then other nearby large history houses might follow suit. She stated that they purchased in the area because it was residential and not a commercial district. Ms. McGowan stated that her young son rides his bike on Hunt Street to his friend's house on a regular basis. She expressed traffic concerns and gave

some examples. Ms. McGowan asked that the Commission keep the surrounding residents in mind when making their decision.

Ms. Rachel Fineman, 309 Byrne Street, McKinney, TX, stated that this is a residential neighborhood where families live and children play in the streets. She had concerns regarding the number of guests that would be coming in and out of the subject property, traffic issues, and safety of the children. Ms. Fineman did not want to see a commercial enterprise come into their residential area.

Ms. Christy Lane, 802 W. Hunt Street, McKinney, TX, asked if Mr. Sullivan's family was going to live inside the house with the guests. She expressed concerns about a similar situation on Virginia Street where the owner did not live there. Ms. Lane stated that it turned into a party house every weekend. She stated that she did not want to see the same thing happen to this property.

Mr. David Kelly, 201 N. Waddill Street, McKinney, TX, stated that he was not generally opposed to the request. He felt that there was a precedent and that the house was a good choice for a bed and breakfast. Mr. Kelly stated that the new owners had not contacted the surrounding neighbors to address their questions. He expressed some concerns regarding parking. Mr. Kelly stated that even though the bed and breakfast would not host a wedding, the wedding party might be staying there. He stated that extra guests could arrive prior to the wedding to help the bride get ready, which would require additional parking that would probably end up on the surrounding streets. Mr. Kelly stated that there was a multi-family housing unit directly to the north of the subject property. He stated that if the new property owners play by the rules and were good neighbors, then they would be a good addition to the neighborhood.

Ms. Diane Craig, 309 N. Bengel Street, McKinney, TX, stated that she was not opposed to a bed and breakfast; however, she was afraid that it could turn into an event center or party place.

Ms. Judith Montgomery, 1209 W. Hunt Street, McKinney, TX, stated that she lived on the corner of Hunt Street and Bass Street. She stated that their bedroom would be facing the proposed parking area on Bass Street. Ms. Montgomery stated that she opposed the parking on Bass Street.

On a motion by Commission Member Mantzey, seconded by Alternate Commission Member McReynolds, the Commission unanimously voted to close the public hearing, with a vote of 6-0-0.

Commission Member Kuykendall asked Mr. Sullivan to address the concerns mentioned during the public hearing. Mr. Sullivan stated that there would be ample parking off of Bass Street. He stated that they had well over the 20' minimum parking requirement. Mr. Sullivan stated that check out time was generally around 11:00 a.m. He stated that check in time would be before nightfall. Mr. Sullivan stated that it was a quiet neighborhood and a peaceful house. He stated that he does not hear much traffic at the house. Mr. Sullivan stated that the proposed parking would be in a good secluded location behind the house. He stated that there is a shelter across the street and that he could not do anything about them parking on the street. Mr. Sullivan stated that it would not be a college party house or have large crowds.

Commission Member Cobbel asked Mr. Sullivan if he would be residing in the main house and would not be leaving it unattended while guests were staying there. Mr. Sullivan stated that they had not decided if they were going to live in the main house or if

they were going to remodel the garage to live there. He stated that the garage would be a more private area.

Commission Member Cobbel asked if it would be allowed by the City's requirements that the property owner reside in the main house. Mr. Robinson stated that the City only required that they reside on the property.

Commission Member Mantzey asked if there was a maximum occupancy allowed. Mr. Robinson stated that it would be five bedrooms, unless City Council allowed more.

Commission Member Cobbel asked if the fifth bedroom could be outside in the remodeled garage. Mr. Robinson said yes.

Commission Member Cobbel asked if it was currently a four bedroom house. Mr. Sullivan stated that was correct and the attic space could potentially be turned in to a fifth bedroom. He stated that they were not sure if they plan to do that at this time or not.

Commission Member Kuykendall asked Staff to address some of the concerns mentioned earlier. Mr. Robinson stated that there was an off street parking requirement. He stated that they proposed seven off street parking spaces, which met the requirement. Mr. Robinson stated that the property owner was required to live there and manage the property at all times. He stated that property owners could park along Hunt Street and Waddill Street; however, the guests should be parking along Bass Street.

Commission Member Mantzey asked how many bed and breakfasts were currently operating in McKinney. Mr. Robinson stated that he did not have a good number on how many were currently operating in McKinney. He stated that the last bed and breakfast that he recalled being approved was back in 2014.

Commission Member Kuykendall stated that a lot of neighbors had questions; however, they were not necessarily opposing the request. She stated that Mr. Sullivan seemed to understand that there were certain requirements that must be met and that he was going to part of the community. Commission Member Kuykendall stated that there were provisions in the ordinance that would ensure protection.

On a motion by Commission Member Cobbel, seconded by Alternate Commission Member McReynolds, the Commission unanimously voted to recommend approval as recommended by Staff, with a vote of 6-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on February 21, 2017.