

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Jennifer Cox, AICP, Director of Planning

FROM: Brandon Opiela, Senior Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by McKinney Bed and Breakfast, Inc., for Approval of a Specific Use Permit for a Bed and Breakfast, Approximately 0.25 Acres, Located Approximately 125 Feet South of Howell Street and on the West Side of Parker Street.

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the May 15, 2012 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed specific use permit with the following special ordinance provision:

1. The property shall generally develop in accordance with the associated site plan exhibit.

APPLICATION SUBMITTAL DATE: March 26, 2012 (Original Application)
April 9, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting a specific use permit so that the existing residence, located at 406 Parker Street, can be utilized as a bed and breakfast facility (McKinney Bed and Breakfast). Built in the early 1900's, this approximately 2,700 square foot residence will provide a total of three guestrooms. The owners have also indicated that they are currently in pursuit of listing this residence on the National Register of Historic Places.

The City of McKinney Zoning Ordinance requires that a specific use permit be granted in order for a bed and breakfast facility to be operated on the subject property.

ZONING NOTIFICATION SIGNS: Section 146-164 (Changes and Amendments) of the City of McKinney Zoning Ordinance states that all zoning changes or amendments, including zoning, rezoning, amendments to Planned Developments, meritorious exceptions to the architectural standards, specific use permits and the like shall be required to post zoning change signs. The applicant has posted the required public hearing notification signs on the subject property as specified Section 146-164.

SPECIFIC USE PERMITS: When acting on a request for a specific use permit, the following factors should be considered:

- Compatibility with adjacent and neighboring land uses.
- Adaptability of building structures to the proposed use.
- Infrastructure requirements: roads, sidewalks, access to public streets, parking, and drainage.
- Elements such as screening, open space, building heights, and compatibility of existing buildings to the proposed use.

Staff has evaluated the request based on the above mentioned parameters and feels that the site is appropriate for the proposed use and is compatible with existing land uses of the adjacent properties.

SPECIAL ORDINANCE PROVISIONS: The following special regulations, found in Section 138-394. - Special use permits of the City of McKinney Code of Ordinances, shall apply to all specific use permits issued for bed and breakfast facilities:

1. All bed and breakfast facilities must be owner-occupied and managed at all times.
2. The maximum length of stay for any guest shall be 14 consecutive days in any one calendar month.
3. The maximum number of bedrooms that may be rented is 5, unless the City Council specifically finds that the structure and tract on which it is located is of sufficient size to permit more bedrooms and that the same will adversely impact the surrounding properties.
4. Breakfast shall be the only meal served to paying overnight guests. No cooking facilities shall be permitted in any of the bedrooms.
5. One attached sign shall be permitted on the premises. Such signs shall not exceed four square feet in area, and shall not include the word "hotel" or "motel".
6. "Off-street" parking shall be provided equal to 1 parking space per guest bedroom and shall be screened from all streets. No parking shall be permitted in the front yard area.
7. The facilities shall meet all of the minimum requirements of the health department and shall conform in all respects to the requirements of the fire code, building code, electrical code and plumbing code.

8. All such facilities shall be responsible for the collection of the city hotel/motel tax.
9. All City health officers, building inspectors, the Fire Marshal and his assistants and other code enforcement officials of the City of McKinney shall have the right to go on any premises for which a specific use permit for a Bed and Breakfast facility has been issued during normal business hours for the purpose of verifying compliance with this ordinance and all other applicable ordinances of the city.

SURROUNDING ZONING AND LAND USES:

Subject Property: "RS 60" – Single Family Residence District

North	"RS 60" – Single Family Residence District	Single Residence	Family
South	"RS 60" – Single Family Residence District	Single Residence	Family
East	"RS 60" – Single Family Residence District	Single Residence	Family
West	"RS 60" – Single Family Residence District	Single Residence	Family

ACCESS/CIRCULATION:

Adjacent Streets: Parker Street, 50' Right-of-Way, Residential Street

Discussion: The residence takes access off of Parker Street through a shared access easement along the south side of the property.

PARKING:

Proposed Use:	Bed and Breakfast Facility (3 Guestrooms)
Required Number of Spaces:	1 Parking Space for Each Guestroom, Plus 2 Spaces for the Residential Use
Total Required:	5 Parking Spaces
Total Provided:	5 Parking Spaces (3 surface parking spaces and 2 enclosed parking spaces)

Discussion: The applicant has provided adequate parking for the proposed bed and breakfast and single family uses. Currently, only two garage spaces and one surface parking space are available for use; however, the applicant will be constructing two

more surface parking spaces on the west side of the residence, as shown on the attached site plan. Until the additional parking spaces are provided, only one of the guestrooms shall be permitted to be utilized for the bed and breakfast use. The applicant has satisfied the minimum parking requirements as specified within Section 146-130 (Vehicle Parking) of the Zoning Ordinance.

SCREENING: Parking spaces for a bed and breakfast use are required to be screened from all streets. The two surface spaces proposed behind the residence will be screened by the structure itself and the single surface parking space on the east side of the structure will be adequately screened from Parker Street by a row of evergreen shrubs, being 3' tall at the time of planting and spaced at 3' on center (as indicated on the proposed site plan).

MISCELLANEOUS: The property must comply with all applicable requirements of the City of McKinney Building Codes and Fire Codes, including but not limited to, providing a manual fire alarm system and smoke detection.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

ATTACHMENTS:

- Maps
- Letter of Intent
- Photo of 406 Parker Street
- Proposed Site Plan Exhibit
- PowerPoint Presentation