

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Steven Duong, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Monica Rojas Baker, on Behalf of Lisa Day and Nye Gore Langton, for Approval of a Specific Use Permit Request for a Bed and Breakfast, Being Less than 1 Acre, Located on the East Side of Tennessee Street and Approximately 150 Feet North of Christian Street

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the June 17, 2014 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed specific use permit for a bed and breakfast, with the following special ordinance provision:

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

Prior to the item being considered by City Council:

2. The applicant revise the site plan to show two covered or enclosed parking spaces, satisfying the parking requirement for the residence.
3. The applicant revise the site plan to label the two proposed parking spaces on the north side of the property as concrete or asphalt instead of gravel.

APPLICATION SUBMITTAL DATE: April 28, 2014 (Original Application)
May 12, 2014 (Revised Submittal)
May 16, 2014 (Revised Submittal)
May 22, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting a specific use permit so that the existing residence, located at 703 S. Tennessee Street, can be utilized as a bed and breakfast facility (Southern Chic Retreat). The applicant is proposing three guestrooms within the main house with an additional guestroom to be located above the adjacent detached accessory structure.

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 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 in 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 in the immediate area
- 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 Zoning Ordinance, 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 five, 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: “BN” – Neighborhood Business District (Commercial Uses)

North	“BN” – Neighborhood Business District (Commercial Uses)	Charles W. Smith and Sons Funeral Monuments
South	“BN” – Neighborhood Business District (Commercial Uses)	Single Family Residences
East	“BN” – Neighborhood Business District (Commercial Uses)	Single Family Residences
West	“BN” – Neighborhood Business District (Commercial Uses)	Collin County MHMR Center and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Tennessee Street, 60’ Right-of-Way, Collector Street
 Ida Street, 20’ Right-of-Way, Residential Street

Discussion: The residence has direct access to Tennessee Street and Ida Street.

PARKING:

Proposed Use:	Bed and Breakfast Facility (4 Guestrooms)
Required Number of Spaces:	1 Parking Space for Each Guestroom, Plus 2 Covered/Enclosed Spaces for the Residential Use
Total Required:	6 Parking Spaces
Total Provided:	6 Parking Spaces

Discussion: The applicant has shown the required number of parking spaces on the site layout exhibit for the proposed bed and breakfast. Currently; however, only 4 concrete surface spaces are available and 2 parking spaces, currently shown as gravel, will need to be constructed with concrete or asphalt prior to the rental of two of the proposed guest rooms. The applicant will also be responsible for revising the site plan to provide the location of 2 covered or enclosed parking spaces (satisfying the residential parking requirement). Subsequent to construction of said parking spaces and providing the required covered or enclosed parking spaces, the applicant will have 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 in the front of the residence will be used exclusively for the owner thus do not require screening while the four spaces in the rear of the house for guests are not visible from any public street with the proposed fencing along the northern and eastern side of the property.

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

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Photo of 703 S. Tennessee Street
- Proposed Site Plan Exhibit
- PowerPoint Presentation