

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 Wayne Hill, for Approval of a Specific Use Permit for McKinney Bed and Breakfast, Being Less than 1 Acre, Located Approximately 100 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 April 1, 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.

APPLICATION SUBMITTAL DATE: February 10, 2014 (Original Application)
February 24, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting a modification to the existing specific use permit on the subject property (McKinney Bed and Breakfast), located at 406 Parker Street, for the construction of an additional bedroom (approximately 450 square feet) for the applicant's personal use and an additional parking space. The applicant has indicated that the room will initially be used as a bedroom and may be converted into a guestroom in the future. At such time, the associated proposed parking space will be required. The McKinney Bed and Breakfast currently offers three guestrooms and is requesting to change the site layout for the specific use permit to allow up to 4 guestrooms.

The City of McKinney Zoning Ordinance requires that a new specific use permit be granted when the use is enlarged, modified, or altered as shown on the attached site layout exhibit.

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 specific 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 an additional bedroom/guestroom will remain compatible with the adjacent and neighboring uses.

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: “RS 60” – Single Family Residential District (Single Family Residential Uses) and Ordinance No. 2012-05-023 (Bed and Breakfast Specific Use Permit)

North	“RS 60” – Single Family Residential District (Single Family Residential Uses)	Single Residence	Family
South	“RS 60” – Single Family Residential District (Single Family Residential Uses)	Single Residence	Family
East	“RS 60” – Single Family Residential District (Single Family Residential Uses)	Single Residence	Family
West	“RS 60” – Single Family Residential District (Single Family Residential Uses)	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 (4 Guestrooms)

Required Number of Spaces: 1 Parking Space for Each Guestroom, Plus 2 Spaces for the Residential Use

Total Required: 6 Parking Spaces

Total Provided: 6 Parking Spaces (4 surface parking spaces and 2 enclosed parking spaces)

Discussion: The applicant has shown adequate parking on the site layout exhibit for the proposed bed and breakfast. Currently, there are two garage spaces available (satisfying the residential parking requirement) in addition to three surface parking spaces required for the existing guestrooms. The applicant has indicated that one additional space will be constructed prior to utilizing the newly constructed bedroom as a guestroom for the bed and breakfast use. Subsequent to construction of said parking spaces, the applicant will have satisfied the minimum parking requirements for the bed and breakfast use 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 existing parking is screened from Parker Street by the structure itself or by the existing evergreen shrubs. The proposed additional parking space will be constructed towards the rear of the property along an alley and is not visible to any street, thus not requiring any additional screening.

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 not received any comments either in opposition to or in support of this request.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Photo of McKinney Bed and Breakfast
- Proposed Site Layout Exhibit
- PowerPoint Presentation