

12-065SUP 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.

Mr. Brandon Opiela, Senior Planner for the City of McKinney, explained the specific use permit request. He stated that Staff recommends approval of the requested specific use permit with the special ordinance provision listed in the staff report.

Mrs. Vicki Hill, 406 Parker Street, McKinney, TX, stated that she concurred with the staff report. She discussed some of the improvements that they had made to the property.

Chairman Clark asked how many rooms were available for the bed and breakfast. Mrs. Hill stated that there are currently two rooms; however, they plan to have three rooms for rent.

Board Member Hilton asked if the Hill's purchased the property for the sole purpose of having a bed and breakfast at this location. Mrs. Hill said yes.

Chairman Clark opened the public hearing and called for comments.

Mr. Jason Coleman, 509 Parker Street, McKinney, TX, stated that there are some parking issues on Parker Street and suggested having additional parking spaces on the property for guests. Mr. Coleman stated that he was not for or against the specific use permit request.

The Commission unanimously approved the motion by Vice-Chairman Lindsay, seconded by Commission Member Hilton, to close the public hearing.

Chairman Clark asked Mrs. Hill if they would consider installing additional parking on the property besides what is required. Mrs. Hill felt there would be plenty of parking available for their guests.

Chairman Clark asked Staff if there was sufficient parking on the property. Mr. Opiela said yes.

Commission Member Hilton asked if there would be any issues with parking if the Hill's have paying guests and family staying at the property at the same time. Mrs. Hill did not feel that would be an issue. She stated that they are currently planning to have guests stay Thursday – Saturday at the property.

The Commission unanimously approved the motion by Vice-Chairman Lindsay, seconded by Commission Member Thompson, to recommend approval of the specific use permit as recommended by Staff.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on May 15, 2012.