



**16-367SU2**

**TITLE:** 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, and Accompanying Ordinance

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** February 21, 2017

**DEPARTMENT:** Planning

**CONTACT:** Brian Lockley, AICP, Director of Planning  
Matt Robinson, AICP, Planning Manager

**RECOMMENDED CITY COUNCIL ACTION:**

- 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.

**ITEM SUMMARY:**

- The applicant is requesting approval of a specific use permit so that the existing residence, located at 215 North Waddill Street, can be utilized as a bed and breakfast facility (Waddill Street Bed and Breakfast Inn).
- 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.

**BACKGROUND INFORMATION:**

- Please see attached Planning & Zoning Commission Staff Report.

**FINANCIAL SUMMARY:**

- N/A

**BOARD OR COMMISSION RECOMMENDATION:**

- On January 24, 2017, the Planning & Zoning Commission voted 6-0-0 to recommend approval of the specific use permit request.

**SUPPORTING MATERIALS:**

[Draft PZ Minutes 1.24.pdf](#)

[PZ Report](#)

[Location Map & Aerial Exhibit](#)

[Letter of Intent](#)

[Letters of Opposition](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-B](#)

[PowerPoint Presentation](#)