



16-367SU3

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: March 21, 2017

DEPARTMENT: Planning

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

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.
- On February 21, 2017 the Council tabled the item to give the applicant and neighboring property owner an opportunity to work out screening of vehicles along Bass Street.

- The applicant has worked with the neighboring property owner to find an amenable solution and has agreed to provide a screening fence along the neighbor's property line across from the proposed bed and breakfast parking.

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:

[CC Minutes 2.21.17](#)

[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](#)