



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

**File #:** 16-367SU3 **Name:** Waddill Street Bed and Breakfast  
**Type:** Ordinance **Status:** Approved  
**In control:** City Council Regular Meeting  
**On agenda:** 3/21/2017 **Final action:** 3/21/2017  
**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

### Indexes:

**Attachments:** 1. CC Minutes 2.21.17, 2. PZ Minutes 1.24.pdf, 3. PZ Report, 4. Location Map & Aerial Exhibit, 5. Letter of Intent, 6. Letters of Opposition, 7. Proposed Ordinance, 8. Proposed Exhibits A-B, 9. PowerPoint Presentation

| Date      | Ver. | Action By                    | Action                          | Result |
|-----------|------|------------------------------|---------------------------------|--------|
| 3/21/2017 | 1    | City Council Regular Meeting | Approved Closing Public Hearing | Pass   |
| 3/21/2017 | 1    | City Council Regular Meeting | Approved                        | Pass   |

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:
  - 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.