

Case No. 10-140Z McKinney North Central Business Park

*Located Approximately 400 Feet
East of Graves Street and
Approximately 500 Feet South of
Corporate Drive*

Planning and Zoning Commission



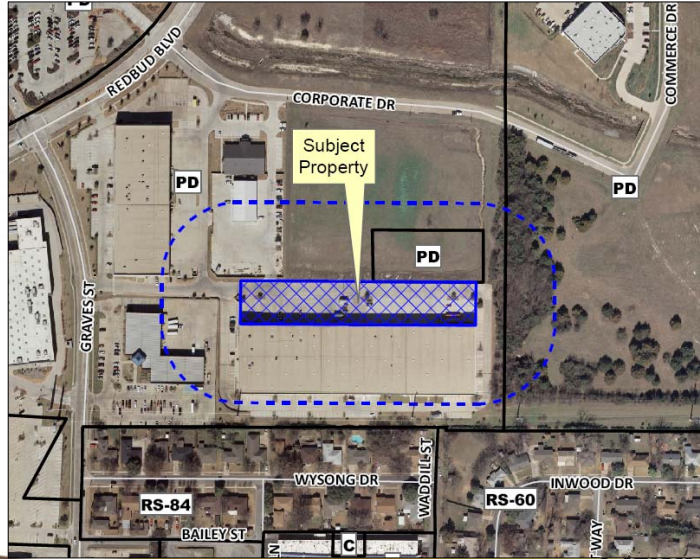
Location Map



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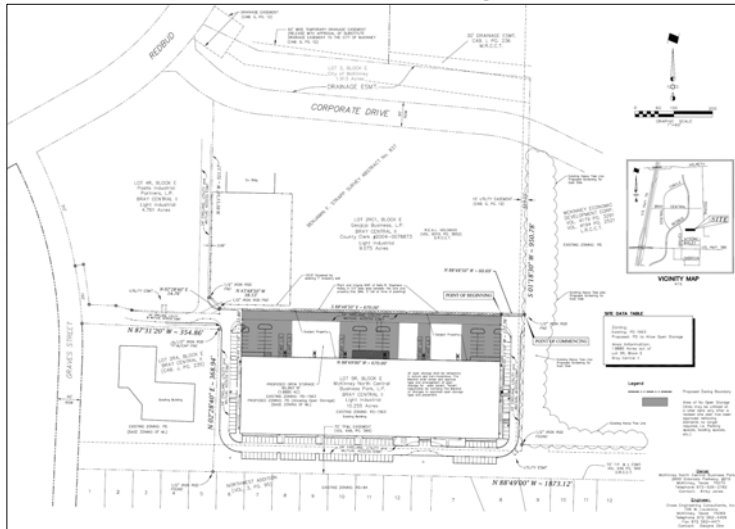
Aerial Exhibit



Planning and Zoning Commission



Proposed Zoning Exhibit



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Staff Recommendation

Staff recommends approval of the proposed rezoning request with the following special ordinance provisions:

1. The use and development of the subject property shall conform to "PD" – Planned Development District Ordinance No. 1563, except as follows:
 - a. Open storage shall be an allowed use on the subject property.
 - b. Portable storage containers shall be allowed to be stored on the subject property, not to exceed eight (8) feet in height, and shall be screened with a living plant screen of Nellie R. Stevens shrubs, spaced five (5) feet on center and a minimum of three (3) feet in height at the time of planting.
 - c. The screening of all other open storage items shall require a continuous and solid living screen with a minimum height of seven (7) feet or the screening device shall comply with Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance, and as amended. All other open storage shall also be stacked no higher than one foot below the top of the screening wall or visual barrier.
 - d. The subject property generally develop according to the proposed zoning exhibit.

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