

## **Planning and Zoning Commission Meeting Minutes of December 10, 2013:**

### **13-223Z2 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of McKinney Growth III, for Approval of a Request to Rezone Fewer than 16 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located at the Southeast Corner of Lake Forest Drive and Highlands Drive**

Ms. Samantha Gleinser, Planner for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the proposed rezoning request with the special ordinance provision listed in the staff report.

Commission Member Hilton asked if the multi-family use was being removed in this rezoning request. Ms. Gleinser said yes.

Mr. Bry Taylor, Bryson Messer Properties, 2600 Eldorado Pkwy., McKinney, TX, explained the rezoning request. He felt that if the current request was not approved then an apartment complex would likely be built on the property. Mr. Taylor stated that he carefully went through the letters of opposition and felt their main concerns were crime, safety, traffic, being an eye sore, and preferred the property to remain undeveloped. He stated that he contacted the McKinney Police Department to obtain a 2013 crime report on the closest self-storage and apartment complexes. Mr. Taylor stated that there were no crime reports, year-to-date, for the closest self-storage facility; however, there were 12 various incidents at the nearest apartment complex. He stated that a 260-unit apartment complex generates 1,700 cars per day; a 40,000 sq. ft. shopping center generates 3,743 cars per day; and a 500-unit self-storage

facility generates 36 cars per day. Mr. Taylor felt a self-storage facility would be a quiet and safe use for the property. He felt that there had been a misconception that the property was part of the surrounding park property. Mr. Taylor felt that the property would not remain undeveloped. He stated that he met with the surrounding property owners and felt that the majority of them were now in favor of this request.

Vice-Chairman Bush asked if the self-storage units would be visible from Lake Forest. Mr. Taylor said no.

Commission Member Gilmore asked how many apartment units could be built on the property. Mr. Taylor stated that 276-units could be built on the property.

Chairman Franklin asked if there would be security cameras at the proposed self-storage facility. Mr. Taylor said yes.

Commission Member Kochalka asked about the hours of operation for the proposed self-storage facility. Mr. Taylor stated that the gate would be open from 6:00 a.m. to 9:00 p.m. and the office would be open from 9:00 a.m. to 6:00 p.m.

Commission Member Kochalka complemented the concept plan and asked how many self-storage buildings they plan to build on the site. Mr. Taylor stated that they plan to build four single-story buildings and one three-story air-conditioned building. He also stated that they are reducing the height from 50' to 35'.

Commission Member Gilmore asked if there would be signage facing the residents. Mr. Taylor said no.

Commission Member Kochalka asked about the landscaping for the east side of the development to break up the wall. Mr. Taylor discussed the proposed landscaping on the property and explained that they propose to install more landscaping than what was required. Ms. Gleinser stated that the landscape plan would be submitted with the site plan request and that it would generally not come before the Planning and Zoning Commission. Mr. Brandon Opiela, Planning Manager for the City of McKinney, briefly discussed the landscaping requirements.

Chairman Franklin asked about the pond located on the north end of the property. Mr. Taylor stated that it would not be touched.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member Hilton, seconded by Commission Member Thompson, the Commission voted unanimously to close the public hearing and recommend approval of the proposed rezoning request as recommended by staff, with a vote of 7-0-0.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on January 7, 2014.