

10-140Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of McKinney North Central Business Park, L.P., for a Request to Rezone Approximately 1.89 Acres from “PD” – Planned Development District to “PD” – Planned Development District, Generally to Allow for Open Storage, Located Approximately 400 Feet East of Graves Street and Approximately 500 Feet South of Corporate Drive.

Ms. Abra Nusser, Planner for the City of McKinney, gave the staff report and stated that that the applicant is requesting to rezone approximately 1.89 acres of land on the north side of a building in the McKinney North Central Business Park generally to allow for open storage. Ms. Nusser stated that the proposed rezoning request has four general components. She stated that the first is allowing the open storage use. Ms. Nusser stated that the governing planned development district prohibits open storage uses, but Staff is comfortable with allowing open storage on the subject property as proposed and feels that it will have no adverse impact on current or future development or on surrounding land uses. She stated that the second component is involves the screening of portable storage containers. Ms. Nusser stated that the Zoning Ordinance stipulates that materials, equipment, or commodities being openly stored shall be stacked no higher than one foot below the top of the screening wall or visual barrier. She stated that the applicant is proposing that portable storage containers be allowed to be stored on the subject property, not to exceed eight feet in height, and shall be screened with a living plant screen of Nellie R. Stevens shrubs, spaced five feet on center and a minimum of three feet in height

at the time of planting. Ms. Nusser stated that Nellie R. Stevens Hollies can grow up to 18 feet in height and up to 10 feet in width, providing a continuous and solid, evergreen screening device. She stated that Staff is comfortable with the proposed living screen for the portable storage containers and feels that it will not only make a positive contribution to the aesthetics of the site by providing a substantial amount of landscaping, but it will provide adequate screening of the storage area as well as the existing loading and service areas which are currently visible from Corporate Drive. Ms. Nusser stated that the third component is regarding the screening of any other open storage items besides the portable storage containers. She stated that given the appearance of the portable storage containers, Staff is comfortable with screening the portable storage containers with a living screen that will mature in time. Ms. Nusser stated that Staff has concerns that other potential materials, equipment, or commodities which may be stored on the site in the future would require a solid screening device consisting of either a masonry wall, wrought iron fence with living screen, or living screen that has reached maturity. She stated that with this component, any other items would require a continuous and solid living screen with a minimum height of seven feet or the screening device shall comply with the Screening section of the Zoning Ordinance, and as amended. Ms. Nusser stated that items other than the portable storage containers are proposed to be stacked no higher than one foot below the top of the screening wall or visual barrier as typically required by the Zoning Ordinance. She stated that the fourth and final component is regarding the zoning exhibit. Ms. Nusser stated that the proposed zoning exhibit shows

current site features, proposed areas of open storage, and the proposed living screen, and the applicant is proposing that the subject property generally develop as depicted. She stated that it is important to note that the north side of the property contains required parking areas and loading spaces for the site, as well as a fire lane and required landscape areas that cannot be utilized for the open storage area, and thus are shown on the proposed zoning exhibit in light gray. Ms. Nusser stated that the applicant is requesting the ability to utilize the light gray areas for open storage in the future if a revised site plan for McKinney North Central Business Park is submitted and approved reflecting the removal of excess parking and/or loading spaces for the existing structure based on the uses in the building at that time. She stated that Staff recommends approval of the proposed rezoning request as conditioned in the staff report. Commission Member Bush asked about the acreage of the property. He stated that the letter of intent showed the acreage as 1.4 acres and the application showed the total acreage as 1.89 acres. Ms. Nusser stated that the total acreage is 1.89 acres. She stated that was the only error on the letter of intent, so Staff did not ask the applicant to resubmit it with the revision. Mr. Jon David Cross, Cross Engineering Consultants, Inc., 106 W. Louisiana St., McKinney, TX 75069, stated that he concurred with Staff's recommendations. There were no questions or comments for the applicant. Chairperson Clark opened the public hearing and called for comments. There were none, on a motion by Vice-Chairperson Tate, seconded by Commission Member Radke, the Commission voted 7-0 to close the public hearing and recommend approval of the proposed rezoning request as

conditioned in the staff report. Chairperson Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on February 1, 2011.