

Draft Planning and Zoning Commission Meeting Minutes of February 14, 2023:

- 22-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
- 0019SUP** Permit Request to Allow for a Self-Storage Facility (Best Box), Located Approximately 275 Feet East of Custer Road and on the South Side of Silverado Trail

Mr. Jake Bennett, Planner I for the City of McKinney, explained the proposed Specific Use Permit request to allow a self-storage facility on the subject property. He stated that the online citizen comments were shared with the Commission prior to the meeting. He stated that it is Staff's professional opinion that the proposed self-storage facility will not have adverse impacts on the surrounding properties and recommends approval of the request. Mr. Bennett offered to answer questions. Commission Member Woodruff asked if the garage openings would face the middle drive aisle that faces the two buildings. Mr. Bennett said yes. He stated that there would also be some interior temperature-controlled units. Mr. Bennett stated that access to the units would be from the loading zone area. Commission Member Woodruff asked if there would be access from the adjacent residential properties. Mr. Bennett said no. Mr. Casey Gregory, Sanchez and Associates, 2000 N. McDonald Street, McKinney, TX, explained the proposed request. He briefly spoke about Best Box. He offered to answer questions. Commission Member Lebo asked if this would be a gated property. Mr. Gregory stated that three gates were proposed on the site. He stated that the proposed fire lanes would not be open to the public. Commission Member Woodruff asked about the existing screening wall to the east. Mr. Gregory stated that they did not plan to do anything to that wall. He stated that they plan to plant trees and bushes along the landscape buffer. Commission Member Lebo asked how many units were proposed. Mr. Gregory stated that there was not an exact number of units proposed at this time. Commission Member Buettner asked who would have access to the three gates. Mr. Gregory

stated that the staff, fire department, and customers. Chairman Cox stated that the property would be gated to prevent any cut-through traffic. Vice-Chairman Mantzey asked if the frontage along Custer Road was being saved for retail uses. Mr. Gregory thought that another request had been submitted for that property for a medical-type use. Commission Member Lebo asked if the gate codes would be changed quarterly. Mr. Gregory was unsure of the company's policy was on changing the gate codes. Chairman Cox opened the public hearing and called for comments. Ms. Yuma Bham, 8821 Tutbury Place, McKinney, TX, spoke in opposition to the request. She expressed concerns regarding the following: another self-storage located nearby, increased criminal activity, increased traffic, bright lights, safety of the neighborhood children, detract from the visual appeal of the adjacent residential community, and decrease property values. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Wattle, the Commission voted to close the public hearing, with a vote of 7-0-0. Vice-Chairman Mantzey stated that the City received a number of comments from neighboring residential property owners voicing their concerns. He did not feel it was the Commission place to determine whether there was enough of a particular use in an area. Vice-Chairman Mantzey stated that the City has a lighting ordinance to address lighting concerns on the property. He stated that a self-storage development will not have as much traffic as a retail shopping center at the same location. Vice-Chairman Mantzey felt that the proposed single-story building with screening on a narrow lot would not be very visible. He stated that a self-storage development tends to be a quiet neighbor. Vice-Chairman Mantzey felt that the self-storage use was more compatible than other "C3" – Regional Commercial District uses. He was in support of the request. Commission Member Woodruff concurred with Vice-Chairman Mantzey's comments. He felt it would be a good buffer to the future development along Custer Road. Commission Member Woodruff stated that he was in favor of the request. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Lebo, the Commission unanimously voted to recommend approval of the proposed request as recommended by Staff, with a vote of 7-0-0. Chairman Cox stated that

the recommendation of the Planning and Zoning Commission would be forwarded to City Council for consideration at the March 7, 2023 meeting.