

Draft Planning and Zoning Commission Meeting Minutes of April 28, 2020:

20-001SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for Automobile Storage (Tomes Texas Star), Located Approximately 725 Feet West of Wattle Way and on the South Side of Industrial Boulevard. Ms. Danielle Mathews, Planner II for the City of McKinney, explained the proposed specific use permit request, the current zoning on the property, and the zonings of surrounding properties. She stated that the applicant was requesting a specific use permit to allow for automotive storage on the undeveloped portion of the property. Ms. Mathews stated that the applicant proposes to screen the storage area with an 8' wrought iron fence that incorporates masonry columns and landscaping. She stated that Staff finds the request compatible with the current development trend along this portion of Industrial Boulevard. Ms. Mathews stated that Staff recommends approval of the proposed specific use permit and offered to answer questions. Commission Member Haeckler asked about the transition from a chain link fence mentioned in the Staff Report. Ms. Mathews stated that the intent was to screen from Industrial Boulevard right-of-way. She stated that the chain link would be allowed along the portion of the property. Commission Member Haeckler asked if there would be any restrictions on allowing the applicant to install canopies to cover the automobiles at a future time on the property. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that a carport was considered a structure and would be subject to review from the City's Building and Inspection staff; however, are not necessarily

subject to the use regulations within the City's Zoning Ordinance. Vice-Chairman Mantzey asked about the lighting guidelines since there is nearby residential to the south. Ms. Mathews stated that would be reviewed during the site plan process. Mr. Bill Perman, JP Engineering, 700 S. Central Expressway, Allen, TX, concurred with the Staff Report and offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments on this request. There being none, on a motion by Commission Member Haeckler, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and recommend approval of the proposed special use permit as recommended by Staff, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on May 19, 2020.