

**Planning and Zoning Commission Meeting Minutes of August 28, 2012:**

**11-176Z3 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Out of Space Self Storage, on Behalf of RWMD Limited Partnership and Oyen Huang, for Approval of a Request to Rezone Approximately 4.50 Acres, from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards and Allowed Uses, Located on the West Side of Hardin Boulevard and Approximately 300 Feet North of McKinney Ranch Parkway.**

Mr. Michael Quint, Director of Planning for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommends approval of the proposed rezoning request with the special ordinance provisions as listed in the staff report.

Commission Member Kochalka asked if there is a concept plan for this site. Mr. Quint stated that there was not a land plan included on the current "PD" – Planned Development District.

Commission Member Bush asked about the two phases being proposed for this project. Mr. Michael Quint explained the two proposed phases. Commission Member Bush had screening concerns on the property to the north, where one of the buildings was proposed to be built in phase two. Mr. Quint explained that the applicant is proposing to use an alternate screening device until the building is constructed in that location.

Mr. Joe Feagin, 577 Country Club Road, Fairview, TX 75069, explained the proposed rezoning request. He stated that they had contacted the adjacent neighborhood to discuss why this project would be advantageous at this location.

Mr. Feagin stated that their proposed project would not generate very much traffic on Aspen. He stated that the main entrance would be on Hardin. Mr. Feagin stated that the Aspen entrance would be used only for emergency and trash vehicles. He explained that self-storage is not a high volume business and gave examples of how most renters do not visit the units very often. Mr. Feagin explained that they propose to install additional landscaping along Aspen to make it more favorable to the community. He felt this project would be good for the community.

Commission Member Thompson asked about the height of the storage buildings. Mr. Feagin stated that the storage buildings would be one story.

Vice-Chairman Lindsay asked about the proposed screening on the site. Mr. Feagin stated that they plan to install a seven-foot wrought iron fence and plant evergreen trees every three feet. He explained that building all of the storage buildings on the north side of the property in one phase might cause an issue with the mix of units needed; therefore, they plan to build them in two phases to anticipate their need for specific types of units.

Commission Member Kochalka asked about the proposed operating hours. Mr. Feagin stated that it would be standard operating hours and gave the example of 7:00 a.m. to 7:00 p.m. He stated that there would be a caretaker on site for security purposes that would live in the second floor of the office building on the property. Commission Member Kochalka wanted to clarify that when the facility closed in the evening that there would not be any access to the storage units. Mr. Feagin stated that was correct.

Commission Member Kochalka asked about lighting on the site. Mr. Feagin stated that they would follow the City of McKinney standards and the property would be well lit for security purposes.

Commission Member Kochalka asked if Mr. Feagin had traffic statistics for a storage unit verses a shopping center. Commission Member Kochalka commented that he believed that a storage facility would have significantly less traffic. Mr. Feagin gave an example of national standards for the amount of time someone usually rents a unit and how often they visit the facility. He stated that the number of trips to the storage facility is very low. Mr. Feagin also stated that they are only required to have four parking spaces.

Commission Member Kochalka asked about the architectural look of the office building. Mr. Feagin briefly explained how he came up with the design based off of the name of the facility.

Commission Member Kochalka asked for clarification on the landscape plan for the property. Mr. Feagin stated that the City of McKinney requires one canopy tree every 40'; however, they plan to plant one canopy tree every 30' plus groupings of ornamental trees and shrubbery along Aspen.

Chairman Robert Clark opened the public hearing and called for comments.

The following five citizens spoke in opposition of the proposed rezoning request. These citizens had concerns about the proposed location being near an elementary school and a residential neighborhood, potential criminal element, potential hazardous materials being stored, decrease in property values, and

increased traffic near the elementary school. They appreciated that the applicant wants to minimize the visual impact of the facility and offer to discount rental fees for the adjacent neighborhood residents.

- Mr. Patrick Clay, 2317 Sherbrooke Lane, McKinney, TX 75070
- Sue Ellen Stokes, 2708 Jacques Lane, McKinney, TX 75070
- Barbara Moore, 3612 Kathryn Way, McKinney, TX 75070
- Robert Masterson, 3805 McClintick Road, McKinney, TX 75070
- Rod Portillo, 3713 McClintick Road, McKinney, TX 75070

Mr. Thad Helsley, 1650 W. Virginia Street, McKinney, TX 75069, stated that he was representing the McKinney Independent School District (MISD). He stated that Mr. Feagin had tried to address most of the McKinney Independent School District's concerns. Mr. Helsley stated that they had concerns about a potential alley condition between the storage facility and the adjacent residential neighborhood. He stated that he believe that Mr. Feagin planned to close off that section of property to help prevent the children from going back there. Mr. Helsley stated that the McKinney Independent School District would prefer that all of the storage units across from the McNeill Elementary School be built in the first phase of construction. He stated that they have concerns about the entrance off of Aspen becoming another main entrance and/or exit for the facility over time. Mr. Helsley stated that they have concerns over the additional traffic on Aspen.

Commission Member Thompson asked if the McKinney Independent School District was in favor or opposition of the project. Mr. Helsley stated that he is not present to object to the project, just express their concerns.

The Commission unanimously approved the motion by Vice-Chairman Lindsay, seconded by Commission Member Kochalka, to close the public hearing.

Chairman Clark asked Mr. Feagin to address concerns about the egress onto Aspen. Mr. Feagin stated that they do not plan to use that entrance except for emergencies and for the trash vehicles. Chairman Clark asked if this entrance would have a gate. Mr. Feagin stated that it would have a gate and that they want all of their customers using the main entrance. Commission Member Kochalka stated that he would prefer to see the trash vehicle use the main entrance on Hardin and not the Aspen entrance.

Commission Member Kochalka asked about the median openings on Hardin near this proposed project. Mr. Quint pointed out the median openings.

Vice-Chairman Lindsay asked about the second phase proposed and if they might consider building it all in one phase. Mr. Feagin explained that they preferred to build in two phases to know what type of units would be needed the most at the facility.

Commission Member Kochalka asked about the proposed fencing. Mr. Feagin stated that the whole property would be secured with a fence. Mr. Quint explained that there would be a screening device to block the 25' between the

proposed project and the adjacent neighbor's wood fence to block the entrance into this space.

Commission Member Thompson asked about the current zoning uses on the property. Mr. Quint stated that the current zoning allows for "C" – Planned Center District uses. He stated that a storage facility is an allowed use with a Special Use Permit (SUP) on the property and is not allowed by right.

Commission Member Bush stated that this is the nicest mini warehouse that he has seen. He expressed concerns over the adjacent neighborhood residents not being in favor of the project. Chairman Clark stated that only five residents had spoken in opposition at this meeting and he did not feel that necessarily represented the whole neighborhood's reaction to the project.

Commission Members Thompson and Bush stated that they would not want this project built behind their homes.

Commission Member Kochalka mentioned that there are a lot of businesses allowed in a "C" – Planned Center District. He felt that the Hardin Road main entrance should be the only entrance allowed except for emergencies. Commission Member Kochalka expressed concerns about additional traffic on Aspen.

Vice-Chairman Lindsay expressed concerns that the facility could change their minds at a later time and allow access to the entrance on Aspen. Mr. Quint stated that it could be included in the zoning of the property that this entrance is for emergency use only; however, it would be hard to enforce by the City of McKinney Police Department and Code Enforcement.

On a motion by Commission Member Thompson, seconded by Commission Member Bush, the Commission voted 5-2 to recommend denial of the rezoning request as recommended by Staff. Chairman Clark and Commission Member Kochalka voted against the motion.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on September 18, 2012. He stated that it will take a super-majority vote from City Council to approve the request.