



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 20-0009SUP3, **Version:** 1

Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Self-Storage Facility (Davis Group Storage), Located 900 Feet North of White Avenue and Approximately 270 Feet East of Hardin Boulevard, and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential and open space)

MEETING DATE: February 2, 2021

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Joe Moss, Planner I

STAFF RECOMMENDATION: Staff recommends approval of the proposed specific use permit request.

APPLICATION SUBMITTAL DATE: October 26, 2020 (Original Application)
November 24, 2020 (Revised Submittal)
December 7, 2020 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting a specific use permit to allow a self-storage facility (Davis Group Storage) located 900 feet north of White Avenue and approximately 270 feet east of Hardin Boulevard.

The zoning for the subject property (PD Ord. No. 2018-09-070) requires that a specific use permit be granted for a self-storage facility to be operated on the subject property. As part of the specific use permit request, the applicant has submitted an exhibit, which details building locations, parking areas, ingress/egress points, and screening.

SURROUNDING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" Planned Development District 2018-09-070 (Commercial Uses)	Undeveloped Land
North	"PD" Planned Development District 2018-09-070 (Commercial Uses)-	Fairfield Inn and Suites (under construction)

South	"PD" Planned Development District 1993-04-05 (Office and Industrial Uses)	Undeveloped Land
East	"PD" Planned Development District 2018-09-070 (Commercial Uses)	Headington Height Retail Center (drainage basin)
West	"C2" Local Commercial District (Commercial Uses)	Undeveloped Land

SPECIFIC USE PERMITS: When acting on a request for a specific use permit, the following factors should be considered:

- Compatibility with adjacent and neighboring land uses in the immediate area
- Adaptability of building structures to the proposed use
- Infrastructure requirements: roads, sidewalks, access to public streets, parking, and drainage
- Elements such as screening, open space, building heights, and compatibility of existing buildings to the proposed use

Staff has evaluated the request based on the above-mentioned parameters and feels that the proposed use is compatible with the existing land uses of the adjacent properties. The proposed location is situated within a PD with a base zoning district of "C3" Regional Commercial District, which is designed to provide for high intensity commercial uses. This site sits behind the primary frontage of Hardin Boulevard and has low visibility. Given the neighboring Raytheon campus and the Office and Industrial zoning to the south, staff feels this use provides an appropriate transition to the retail and service uses found in the rest of the Headington Heights development.

Staff feels the proposed self-storage facility use will not inhibit or negatively affect the surrounding properties because it meets all development standards. Bay doors are proposed to be screened by single story structures, which will minimize the visual impact on surrounding property.

SITE LAYOUT: The attached exhibit provides a general layout of the proposed building as well as the associated parking and internal site circulation. The site circulation, parking, and sanitation requirements are in general conformance with the Zoning Ordinance.

ACCESS/CIRCULATION:

Adjacent Streets: Hardin Boulevard, 140' Right-of-Way, Greenway Arterial

IMPACT ON EXISTING DEVELOPMENT: Staff does not anticipate that the specific use permit request would have a negative impact on adjacent developments.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or

opposition to this request.

BOARD OR COMMISSION RECOMMENDATION: On January 12, 2021, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed specific use permit.