

..Hearing:

Conduct a Public hearing to Consider/Discuss/Act on the request by Applicant Paul Glover representing Storage Choice McKinney Ltd., to Consider/Discuss/Act on the Appeal of the Building Official's decision regarding a violation of UDC Article 5 Section 504B.2.a.iii.c, limiting sign area on alternate sides of the building to 25 square feet. The applicant is requesting to install an attached sign of 120 square feet that reads "Public Storage" on the south elevation of the building. This request is on the property located at **7150 Craig Ranch Parkway, Lot 2R3 of Block A of the Southern Hills at Craig Ranch Commercial (CMC) Addition to the City of McKinney, Texas.**

..Summary:

BOARD OF ADJUSTMENT CASE NUMBER: BOA 2025-0026

MEETING DATE: May 14, 2025

DEPARTMENT: Development Services - Building Inspections

CONTACT: Suzanne Arnold, Chief Building Official

RECOMMENDED BOARD ACTION: Consider this Meritorious Exception request based on the applicant statement on the Board of Adjustment (BOA) application.

ZONING: PD 2022-12-142/C2 Local Commercial

EXISTING CONDITIONS: This is an existing storage warehouse, formerly CubeSmart. The existing CubeSmart sign on the south elevation is approximately 82 square feet. The location of the proposed sign faces toward the Sam Rayburn Tollway, with a 7-11 gas station in between.

ITEM SUMMARY: The property is changing names to Public Storage. The applicant has applied for and received multiple sign permits for the name change. The applicant proposed the size of sign in this variance application to staff, at which time they were advised of the UDC limitation of 25 square feet on non-primary elevations. The applicant is requesting to be allowed a larger sign for enhanced visibility from the Sam Rayburn Tollway.

VARIANCE REQUESTED:

SIGN ORDINANCE REQUIREMENTS	VARIANCE REQUESTED	VARIANCE
Maximum 25 sq ft	120 sq ft	480%

APPLICANT'S BASIS FOR MERITORIOUS EXCEPTION: See description on the BOA application.

PUBLIC SUPPORT/OPPOSITION OF REQUEST: 21 letters were sent. To date, no

letters of support and no letters of opposition have been submitted.

BOARD AUTHORITY:

1. Generally

Primary objectives of this section include ensuring the prohibition of signage that has low visual quality, while guarding against the over-regulation of signage.

2. Approval Criteria

It is not the intent of these regulations to discourage innovation. It is possible that signage proposals could be made that, while clearly nonconforming to the requirements of this Article, and thus not allowable under these regulations, have obvious merit not only being appropriate to the particular site or location, but also in making a positive contribution to the visual environment. In such cases, the Chief Building Official may approve a meritorious exception, if the proposal meets any of the following:

- a. The signage is creative, innovative, or otherwise visually appealing so as to result in a positive contribution to the built environment;
- b. The signage contains an architectural element that positively supplements the visual environment;
- c. The regulations of this section do not adequately describe or regulate the proposed signage;
- d. The signage will promote a strong public interest, including but not limited to wayfinding and the positive identification of essential services; or
- e. The relocation of allowed signage is necessary based on difficulties resulting from building design, orientation, or location.

3. Sign Board Consideration

- a. The Chief Building Official, at their sole discretion, may refer the meritorious exception application to the Sign Board, for consideration and action.
- b. The Chief Building Official may deny a meritorious exception if the proposed sign does not meet the criteria included in subsection 2 above. The applicant whose request was denied may appeal the decision of the Chief Building Official to the Sign Board, in accordance with the procedures outlined in §203F.1, Administrative Appeals.

BUILDING OFFICIAL STATEMENT:

The request has been field validated, and I agree that the Board has the implied authority to consider this Variance by the Applicant/Owner.

SUPPORTING MATERIALS:

BOA2025-0026 – 7150 Craig Ranch Pkwy. – Packet to include:

- Zoning Exhibit
- GIS map of subject property and surrounding houses
- Board of Adjustment (BOA) Application
- Variance Letter
- Sign plans

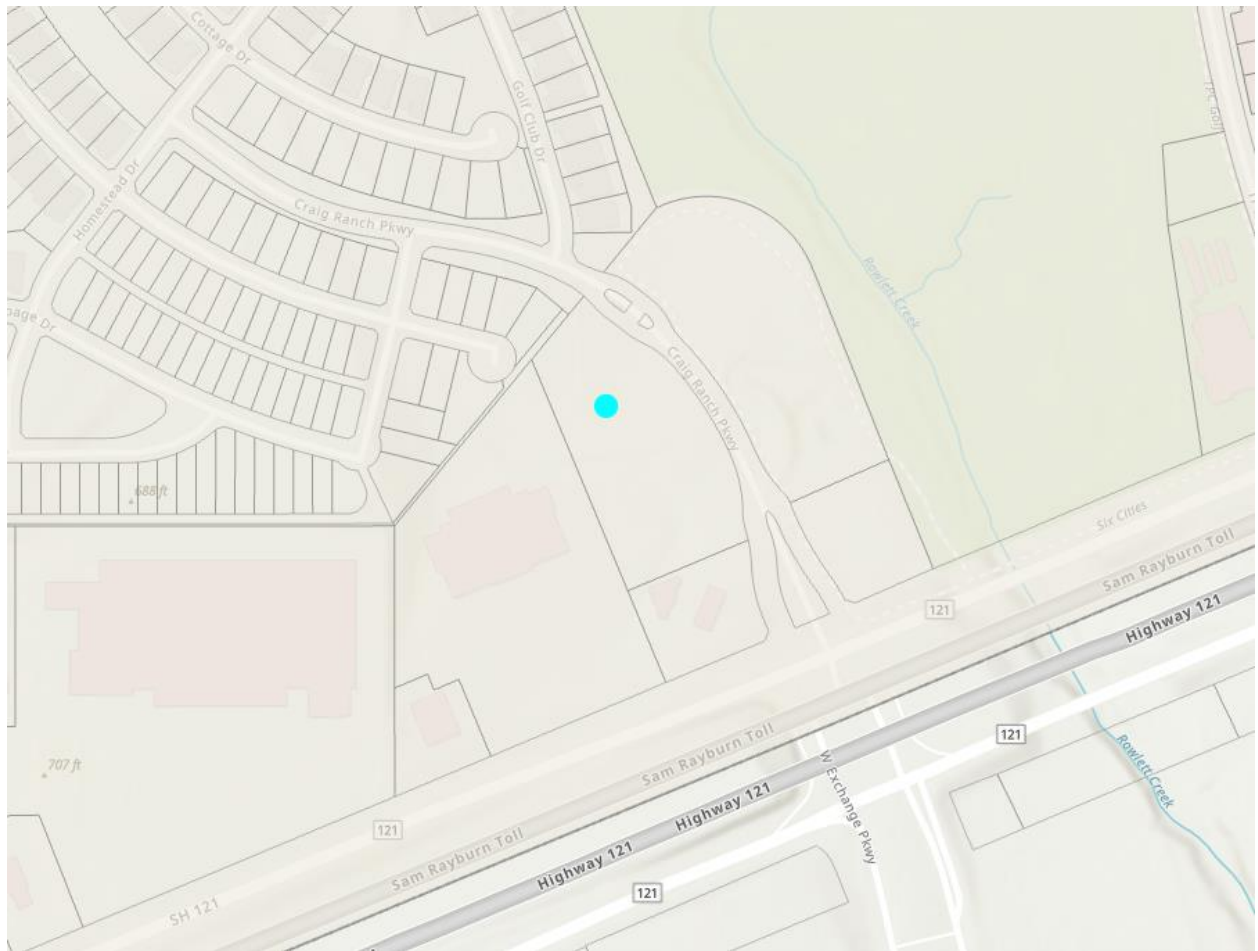
- Plot plan or survey
- Elevations
- Site photos
- Newspaper notice and 200' notice with Locator Map

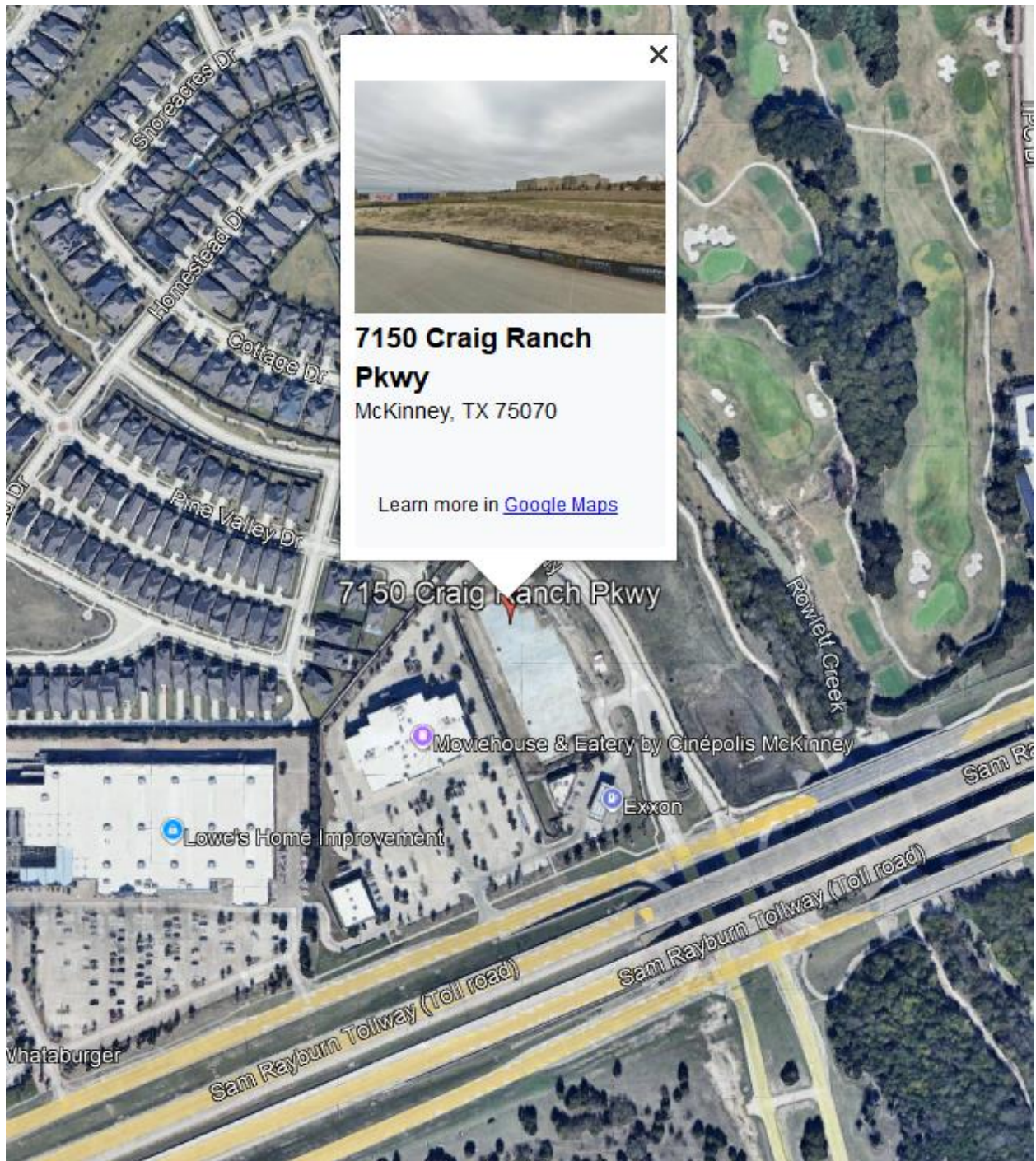
ACTION:

Approved

Denied

Tabled





**7150 Craig Ranch
Pkwy**

McKinney, TX 75070

Learn more in [Google Maps](#)

City of McKinney

Sign Variance Application

Date: 4/2/25
Applicant: Paul Glover Phone (214) 498-8921
Property Address: 7150 Craig Ranch Pkwy City McKinney Zip 75070
Lot: 2 R2 Block A Addition Southern Hills at Craig Ranch
Owner Name if different than applicant: Storage Choice. McKinney, Ltd. Phone _____
Mailing address for notification of pending City Council determination:
Name: Paul Glover
Address 2927 Routh St. City Dallas ST TX Zip 75201
Owner is giving (print applicant name) _____ authority to represent him/her at the hearing.
Owner's printed name: Paul Glover Owner's signature: [Signature]

In accordance with the provisions of the Sign Ordinance, appeal is now made to the McKinney City Council to grant the following variance request. (Please be specific.)

Allow a sign - 26'8" x 4'6" (120 sq. ft) on the South Elevation (see NO1 on the attached).

A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss. No variance shall be granted if it conflicts with the spirit of the ordinance. In order to make a finding of hardship and to grant a variance, the McKinney City Council shall consider the following conditions:

A. The requested variance will not adversely affect surrounding properties:

The sign is facing toward the South (viewed from Sam Rayburn Tollway). It is not facing any residential area. There is a T-11 store between our building + Sam Rayburn.

B. The requested variance will not adversely affect public safety:

Public safety will not be adversely affected by this variance.

C. Special conditions exist which are unique to this applicant or property:

The current allowable square footage of 25 sq. ft. will not be legible from Sam Rayburn. The current signage (Cubesmart) contains letters only + current size is 23' 5 3/4" x 3'0".

Page 1 of application

Sign Variance Application

Applicant notified: _____

Please check one:



I will represent this variance request at the Council meeting

I will not be able to represent this variance at the Council meeting. My authorized representative who will represent this variance before the McKinney City Council is: _____

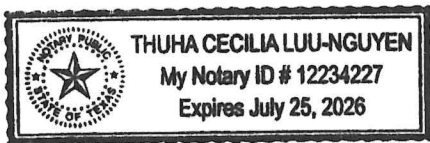
I hereby certify that the above statements are true and correct to the best of my knowledge.

Applicant's signature

STATE OF TEXAS
COUNTY OF COLLIN

Subscribed and sworn to before me this

2nd day of April 20 25



Notary Public

(seal)

My commission expires: July 25th, 2026

Note to Applicant:

A notice of meeting will be sent only to the applicant, or to the authorized representative, if one is designated. If the variance is denied, it will be two years before the variance can be reconsidered. The decision of the City Council shall be final on all sign cases.

Storage Choice – Craig Ranch, Ltd.

April 3, 2025

Re: Sign Variance at 7150 Craig Ranch Pkwy

To Whom It May Concern:

I am writing to formally request a variance for the building signage located on the south elevation of our property at 7150 Craig Ranch Parkway. As part of a management transition for our self-storage facility—from CubeSmart to Public Storage, effective April 23, 2025. Please see sign N-01 on the attached drawings for the sign I am requesting the variance.

During the signage permit process, we were informed by the City of McKinney that signage on the south elevation is limited to 25 square feet. However, the existing CubeSmart signage, which we plan to replace, is 82 square feet. Due to the building's orientation and visibility constraints, a 25-square-foot sign would not provide adequate legibility from the Sam Rayburn Tollway. Additionally, there is a 7-Eleven convenience store located between the south elevation and the tollway.

The proposed signage, due to its elevated placement, will not adversely affect the 7-Eleven or surrounding businesses. Moreover, there are no residential properties located to the south of our facility.

We respectfully request consideration for a variance that will allow signage consistent with the current size in order to maintain visibility and clear identification of the property.

Please feel free to contact me directly at (214) 498-8921 should you have any questions or require additional information.

Sincerely,



Paul Glover

2727 Routh St., Dallas, TX 75201

Public Storage®



WILLOW CREEK SIGNS
2633 Blue Mound Rd. West
Fort Worth, Texas 76052
T: (817) 847 - 0571

7150 Craig Ranch Pkwy
McKinney, TX

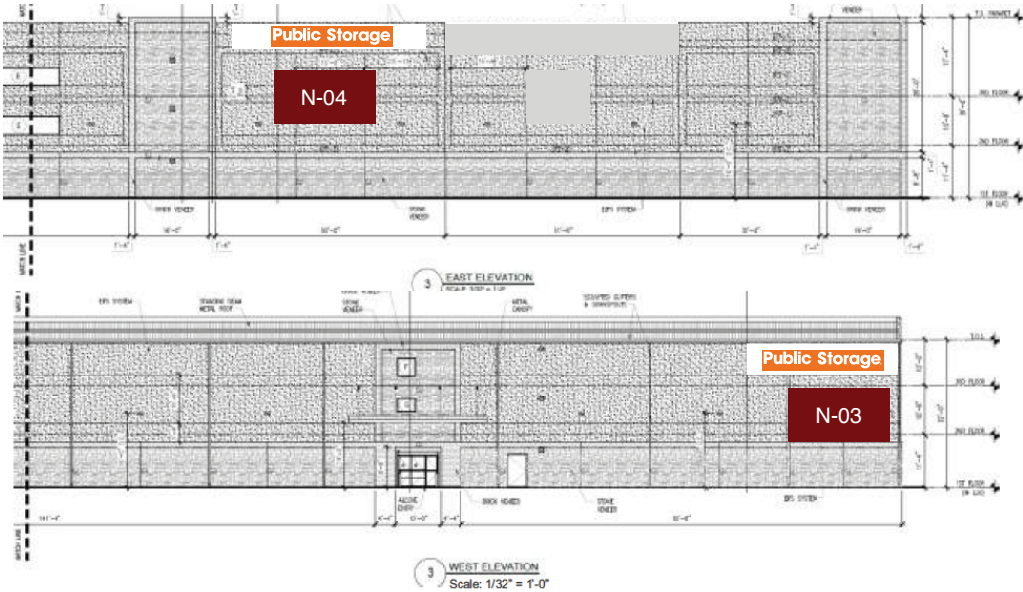
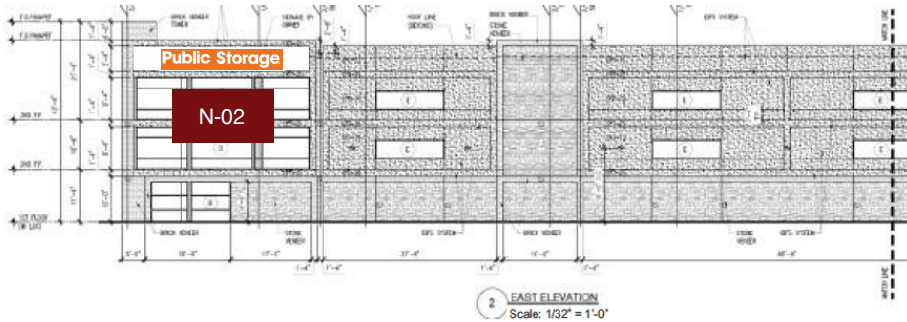
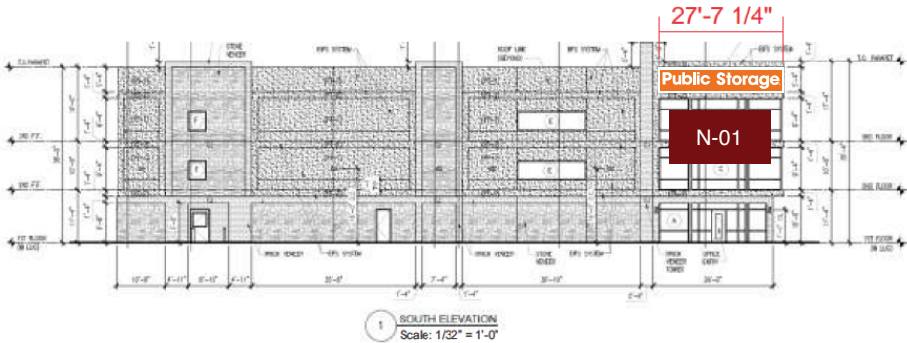
Exterior Signage
Drawing/ Revision: 1

Exterior Signage

- N-01
- N-02
- N-03
- N-04



(817)-847-0571 / FAX (817)-847-0579



WILLOW CREEK SIGNS
2633 Blue Mound Rd. West
Fort Worth, Texas 76052
T: (817) 847 - 0571 | F: (817) 847 - 0579



COPYRIGHT © The details shown on this drawing are confidential and are the exclusive property of Willow Creek Signs, Inc. No use, copy or disclosure of this disclosure of this drawing may be made without written permission and it is to be returned to Willow Creek Signs, Inc., Saginaw, Texas upon request.

By signing the acceptance field on this print I understand that I am accepting all aspects of this drawing. This artwork, specifications, dimensions, spelling and any other representations herein. I also understand that the color representations and scale of the sign(s) on this print are approximate and may not match manufacturers samples exactly.

Customers Approval:

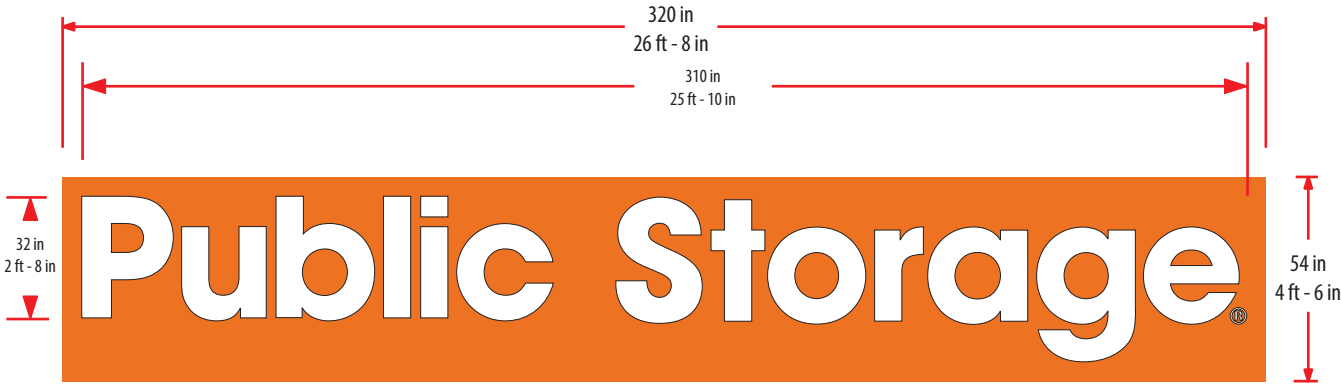
Client:	Public Storage	Drawn by:	KP
Site Location:	7150 Craig Ranch Pkwy McKinney, TX	Revision:	1
Date:	02/20/2025	Page:	2 of 8

Exterior Signage

- N-01
- N-02
- N-03
- N-04



(817)-847-0571 / FAX (817)-847-0579



NIGHT VIEW



COLOR SPECIFICATIONS



WHITE

TRIM CAP



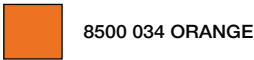
BLACK

RETURNS



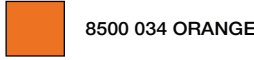
BLACK

RACEWAY



8500 034 ORANGE

BACK PLATE



8500 034 ORANGE

- SPECIFICATIONS:**
- MANUFACTURE & INSTALL (4) NEW SETS OF LED ILLUMINATED CL ON BACK PLATE
 - ALUM. CONSTRUCTION
 - 3" RETURNS, 1" TRIM CAP- RED
 - .125 FCO TRADEMARK PAINTED BLACK, WM WHITE VINYL
 - 4" X 7" RACEWAYS, PTM BACK PLATE

NOTE TO CUSTOMER

Please prepare for the following prior to sign install.

- Signs require 120 Volt primary power, run by a licensed electrician.
- Signs include a disconnect switch for service only.
- Final connection to primary electrical can only be made if power is available at the time of install, within 6' of sign & if local code allows.
- You will need a Time Clock installed at the breaker panel by your electrician to manage the On/Off times of your sign.
- Photo Cells are not included with your sign unless requested.

CONFIRM BEFORE MANUFACTURING

Pre-Survey ☐ Size Confirmed ☒

Channel Letters- Raceway(s) - Subtext

SECTION & DETAILS



(817)-847-0571 / FAX (817)-847-0579

LETTERS SPECIFICATIONS

FULL SECTION DETAIL

- 1

NON-CORROSIVE INSTALLATION HARDWARE
- 2

FASTENER PAINTED TO MATCH RETURN
- 3

.063 FLAT ALUMINUM BACK PRE-FINISHED WHITE
- 4

¼" THICK METAL ADJUSTABLE FLAT BAR FOR A SECURE INSTALLATION
- 5

PRINCIPLE QUIK MOD 3 7100 LEDS
- 6

ACRYLIC FACES
- 7

PRINCIPLE 60 WATT MULTITAP POWER SUPPLY MOUNTED IN A 7 ¼" TALL X 4" DEEP EXTRUDED .050 ALUMINUM RACEWAY SUPPORT/WIRING BOX PAINTED TO MATCH WALL
- 8

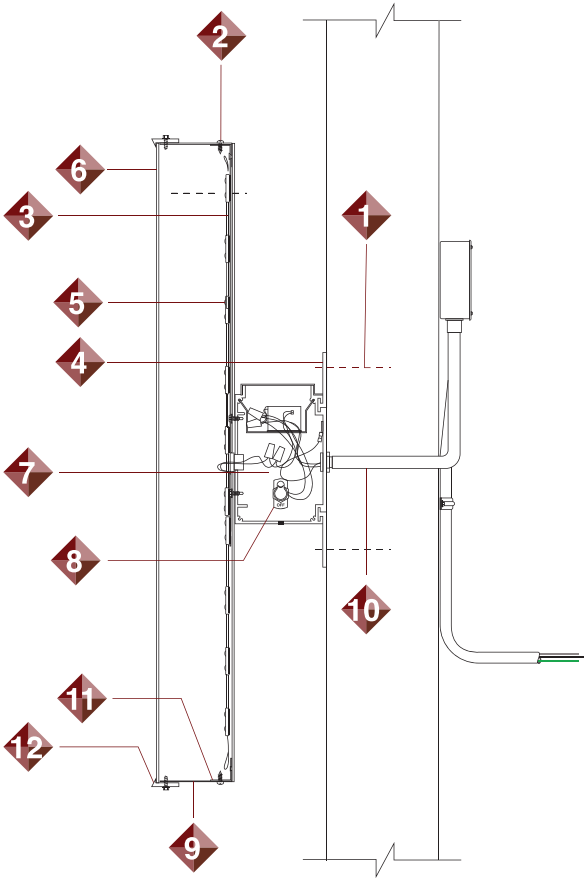
VISIBLE CUT-OFF SWITCH WITH WEATHER PROOF COVER
- 9

¼" WEEP HOLES (2) TWO PER LETTER
- 10

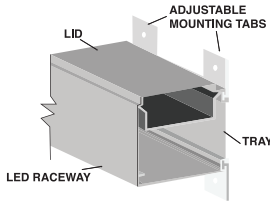
GROUNDED WALL PASS- THRU SEALED WATER TIGHT
- 11

3" X .063" ALUMINUM CHANNEL LETTER RETURN/CLIP CLINCHED TO BACK OF LETTER (CAPTURE BACK INSIDE)
- 12

1" JEWELITE TRIM CAPS



(+/-) 7" TALL X 4-½"
MUST HAVE
ADJUSTABLE HANGING TABS

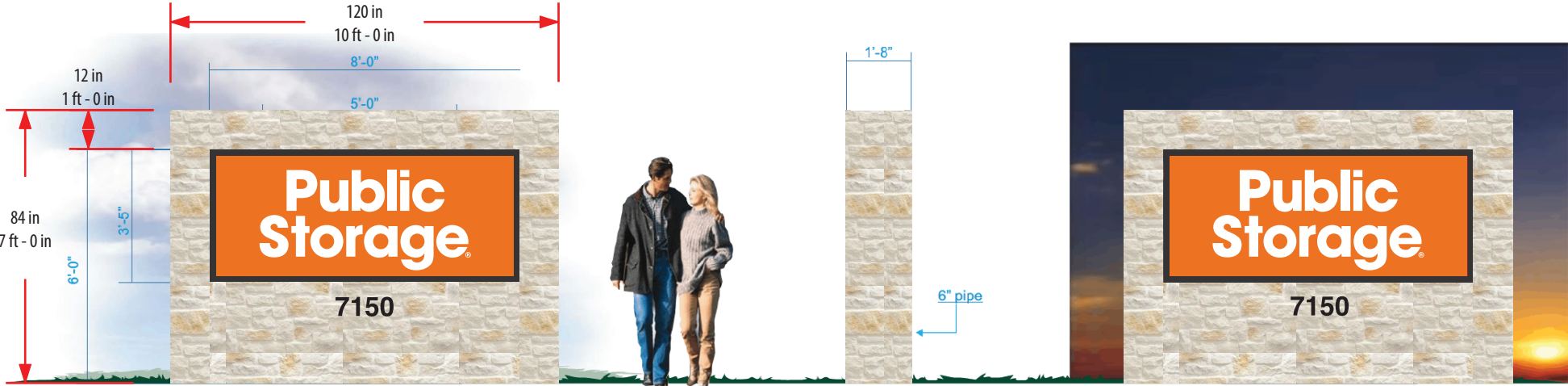


LED RACEWAY ASSEMBLY

<

Exterior Signage

N-05



Front View- Scale: 3/8" = 1'-0"

Sq Ft Proposed: 15.5

Footing Requirements:
2'-6" hole dia.
4'-0" deep

REFACE MAIN ID- ALUMINUM CONSTRUCTION, 2" RETAINERS,
CABINET PAINTED BLACK

WHITE LEXAN FACES WITH APPLIED VINYL

WHITE SHOW THRU COPY

INTERNALLY ILLUMINATED WITH WHITE LEDs

COLOR SPECIFICATIONS

8500 034 ORANGE

CABINET/POLE COVER

BLACK

NOTE TO CUSTOMER

Please prepare for the following prior to sign install.

- 1. Signs require 120 Volt primary power, run by a licensed electrician.
- 2. Signs include a disconnect switch for service only.
- 3. Final connection to primary electrical can only be made if power is available at the time of install, within 6' of sign & if local code allows.
- 4. You will need a Time Clock installed at the breaker panel by your electrician to manage the On/Off times of your sign.
- 5. Photo Cells are not included with your sign unless requested.

CONFIRM BEFORE MANUFACTURING

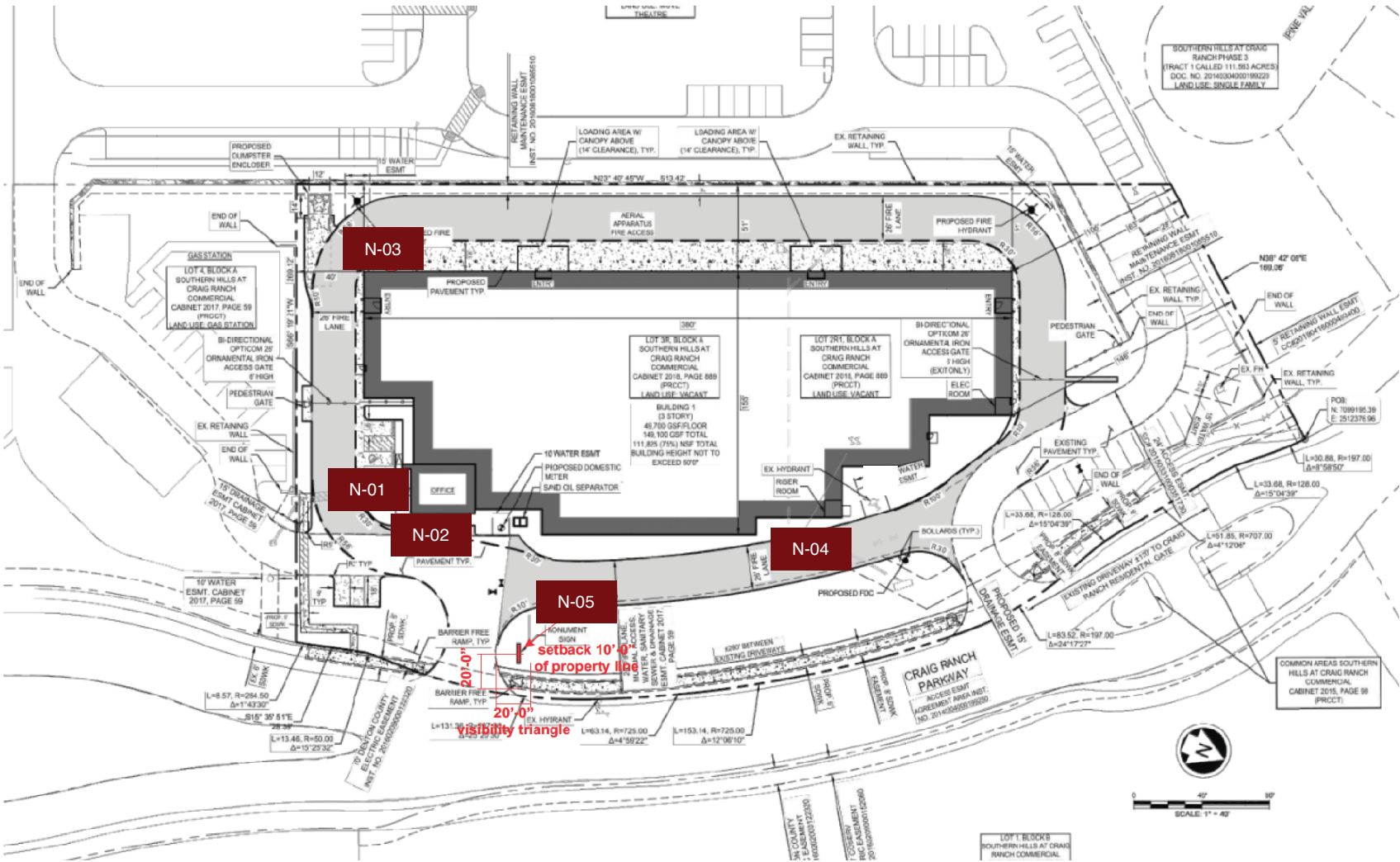
Pre-Survey ☐ Size Confirmed ☒

 ELECTRICAL SIGNS MUST BE NEC & UL COMPLIANT Underwriters Laboratories Inc. LISTED WILLOW CREEK SIGNS 2633 Blue Mound Rd. West Fort Worth, Texas 76052 T: (817) 847 - 0571 F: (817) 847 - 0579 willow creek signs	 COPYRIGHT © The details shown on this drawing are confidential and are the exclusive property of Willow Creek Signs, Inc. No use, copy or disclosure of this disclosure of this drawing may be made without written permission and it is to be returned to Willow Creek Signs, Inc., Saginaw, Texas upon request. By signing the acceptance field on this print I understand that I am accepting all aspects of this drawing. This artwork, specifications, dimensions, spelling and any other representations herein. I also understand that the color representations and scale of the sign(s) on this print are approximate and may not match manufacturers samples exactly. Customers Approval:		 Client: Public Storage	 Drawn by: KP
			 Site Location: 7150 Craig Ranch Pkwy McKinney, TX	 Revision: 1
			 Date: 02/20/2025	 Page: 7 of 8

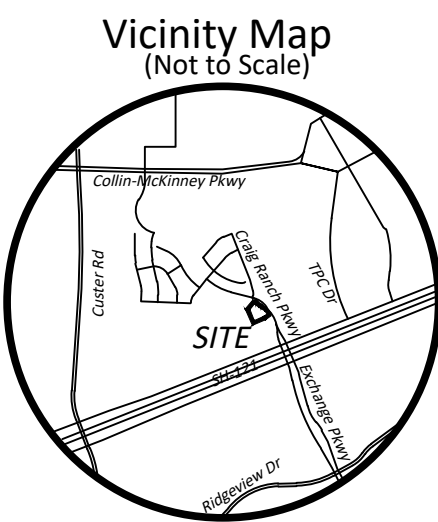
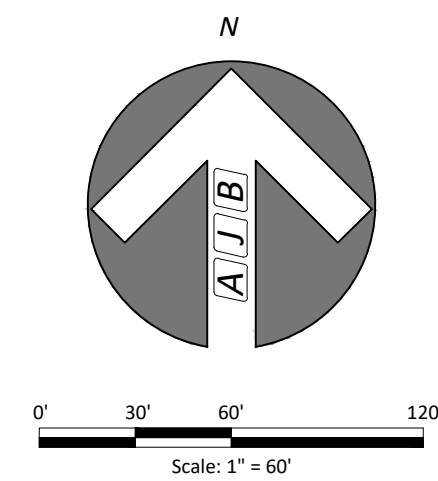
Site Plan



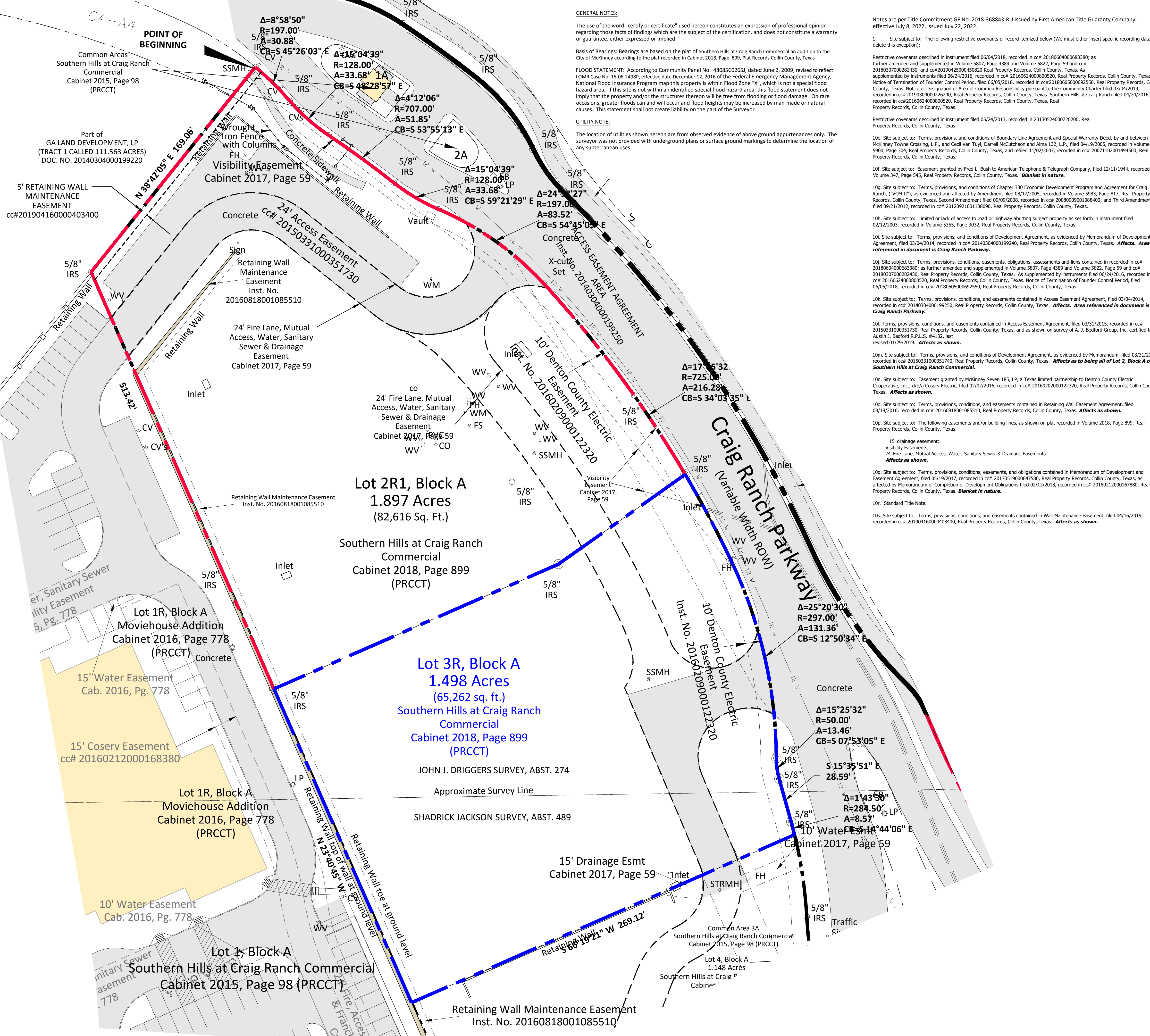
(817)-847-0571 / FAX (817)-847-0579



 ELECTRICAL SIGNS MUST BE NEC & UL COMPLIANT Underwriters Laboratories Inc. L58722 WILLOW CREEK SIGNS 2633 Blue Mound Rd. West Fort Worth, Texas 76052 T: (817) 847 - 0571 F: (817) 847 - 0579	 COPYRIGHT © The details shown on this drawing are confidential and are the exclusive property of Willow Creek Signs, Inc. No use, copy or disclosure of this disclosure may be made without written permission and it is to be returned to Willow Creek Signs, Inc., Saginaw, Texas upon request. By signing the acceptance field on this print I understand that I am accepting all aspects of this drawing. This artwork, specifications, dimensions, spelling and any other representations herein. I also understand that the color representations and scale of the sign(s) on this print are approximate and may not match manufacturers samples exactly. Customers Approval:	 Client: Public Storage Site Location: 7150 Craig Ranch Pkwy McKinney, TX Date: 02/20/2025	 Drawn by: KP Revision: 1 Page: 8 of 8



LEGEND	
IRF	Iron Rod Found
IRS	Iron Rod Set
PP	Power Pole
GW	Guy Wire
FH	Fire Hydrant
WM	Water Meter
SSMH	Sanitary Sewer Manhole
GM	Gas Meter
LP	Light Pole
TV	Cable TV
TP	Telephone Pedestal
TSB	Traffic Signal Box
SP	Signal Pole
CV	Control Valve
CO	Cleanout
DIRCCT	Deed Records Collin County, Texas
PRCCT	Plat Records Collin County, Texas
RPRICT	Real Property Records Collin County, Texas
OPRICT	Official Public Records Collin County, Texas



GENERAL NOTES:

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on the plat of Southern Hills at Craig Ranch Commercial an addition to the City of McKinney according to the plat recorded in Cabinet 2018, Page 899, Plat Records Collin County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48085C02651, dated June 2, 2009, revised to reflect LOMR Case No. 16-06-2498P, effective date December 12, 2016 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this 185, LP and WF-SE 38108, LLC filed 05/19/2017, recorded in ccf# 20170519000647580, Real Property Records, Collin County, Texas, as affected by Memorandum of Completion of Development Obligations filed 02/12/2018, recorded in ccf# 20180212000167880, Real Property Records, Collin County, Texas. This statement shall not create liability on the part of the Surveyor

UTILITY NOTE:

The location of utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.

- Notes are per Title Commitment GF No. 2018-368843-RU issued by First American Title Guaranty Company, effective July 8, 2022, issued July 22, 2022.
1. Site subject to: The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):
- Restrictive covenants described in instrument filed 06/04/2018, recorded in ccf# 20180604000683380; as further amended and supplemented in Volume 5807, Page 4389 and Volume 5822, Page 59 and ccf# 20180307000282430, and ccf#20190425000450820 Real Property Records, Collin County, Texas. As supplemented by instruments filed 06/24/2016, recorded in ccf# 20160624000800520, Real Property Records, Collin County, Texas. Notice of Termination of Founder Control Period, filed 06/05/2018, recorded in ccf#20180605000692550, Real Property Records, Collin County, Texas. Notice of Designation of Area of Common Responsibility pursuant to the Community Charter filed 03/04/2019, recorded in ccf#20190304000226240, Real Property Records, Collin County, Texas. Southern Hills at Craig Ranch filed 04/24/2016, recorded in ccf#20160624000800520, Real Property Records, Collin County, Texas. Real Property Records, Collin County, Texas.
- Restrictive covenants described in instrument filed 02/24/2013, recorded in 2013052400072020, Real Property Records, Collin County, Texas.
- 10e. Site subject to: Terms, provisions, and conditions of Boundary Line Agreement and Special Warranty Deed, by and between McKinney Towne Crossing, L.P., and Cecil Van Tuyt, Darrell McCutcheon and Alma 132, L.P., filed 04/19/2005, recorded in Volume 5900, Page 304, Real Property Records, Collin County, Texas, and refilled 11/02/2007, recorded in ccf# 20071102001494500, Real Property Records, Collin County, Texas.
- 10f. Site subject to: Easement granted by Fred L. Bush to American Telephone & Telegraph Company, filed 12/11/1944, recorded in Volume 347, Page 545, Real Property Records, Collin County, Texas. **Blanket in nature.**
- 10g. Site subject to: Terms, provisions, and conditions of Chapter 380 Economic Development Program and Agreement for Craig Ranch, ("NCH 117"), as evidenced and affected by Amendment filed 08/17/2005, recorded in Volume 5983, Page 817, Real Property Records, Collin County, Texas. Second Amendment filed 09/09/2008, recorded in ccf# 20080909001088400; and Third Amendment filed 09/21/2012, recorded in ccf# 20120921001188900, Real Property Records, Collin County, Texas.
- 10h. Site subject to: Limited or lack of access to road or highway abutting subject property as set forth in instrument filed 02/12/2003, recorded in Volume 5355, Page 3032, Real Property Records, Collin County, Texas.
- 10i. Site subject to: Terms, provisions, and conditions of Development Agreement, as evidenced by Memorandum of Development Agreement, filed 03/04/2014, recorded in ccf# 20140304000199240, Real Property Records, Collin County, Texas. **Affects. Area referenced in document is Craig Ranch Parkway.**
- 10j. Site subject to: Terms, provisions, conditions, easements, obligations, assessments and liens contained in recorded in ccf# 20180604000683380; as further amended and supplemented in Volume 5807, Page 4389 and Volume 5822, Page 59 and ccf# 20180307000282430, Real Property Records, Collin County, Texas. As supplemented by instruments filed 06/24/2016, recorded in ccf# 20160624000800520, Real Property Records, Collin County, Texas. Notice of Termination of Founder Control Period, filed 06/05/2018, recorded in ccf# 20180605000692550, Real Property Records, Collin County, Texas.
- 10k. Site subject to: Terms, provisions, conditions, and easements contained in Access Easement Agreement, filed 03/04/2014, recorded in ccf# 20140304000199250, Real Property Records, Collin County, Texas. **Affects. Area referenced in document is Craig Ranch Parkway.**
- 10l. Terms, provisions, conditions, and easements contained in Access Easement Agreement, filed 03/31/2015, recorded in ccf# 20150331000351730, Real Property Records, Collin County, Texas, and as shown on survey of A. J. Bedford Group, Inc. certified to by Austin J. Bedford R.P.L.S. #4132, last revised 01/29/2019. **Affects as shown.**
- 10m. Site subject to: Terms, provisions, and conditions of Development Agreement, as evidenced by Memorandum, filed 03/31/2015, recorded in ccf# 20150331000351740, Real Property Records, Collin County, Texas. **Affects as to being all of Lot 2, Block A of Southern Hills at Craig Ranch Commercial.**
- 10n. Site subject to: Easement granted by McKinney Seven 185, LP, a Texas limited partnership to Denton County Electric Cooperative, Inc., d/b/a Coserv Electric, filed 02/02/2016, recorded in ccf# 20160202000122320, Real Property Records, Collin County, Texas. **Affects as shown.**
- 10o. Site subject to: Terms, provisions, conditions, and easements contained in Retaining Wall Easement Agreement, filed 08/18/2016, recorded in ccf# 20160818001085510, Real Property Records, Collin County, Texas. **Affects as shown.**
- 10p. Site subject to: The following easements and/or building lines, as shown on plat recorded in Volume 2018, Page 899, Real Property Records, Collin County, Texas.
- 15' drainage easement:
Visibility Easements;
24' Fire Lane, Mutual Access, Water, Sanitary Sewer & Drainage Easements
Affects as shown.
- 10q. Site subject to: Terms, provisions, conditions, easements, and obligations contained in Memorandum of Development and Easement Agreement, filed 05/19/2017, recorded in ccf# 20170519000647580, Real Property Records, Collin County, Texas, as affected by Memorandum of Completion of Development Obligations filed 02/12/2018, recorded in ccf# 20180212000167880, Real Property Records, Collin County, Texas. **Blanket in nature.**
- 10r. Standard Title Note.
- 10s. Site subject to: Terms, provisions, conditions, and easements contained in Wall Maintenance Easement, filed 04/16/2019, recorded in ccf# 201904160000403400, Real Property Records, Collin County, Texas. **Affects as shown.**

TRACT 1:
Lot 2R1, Block A of SOUTHERN HILLS AT CRAIG RANCH COMMERCIAL, LOTS 2R1 & 3R, BLOCK A an addition to the City of McKinney, according to the Plat thereof recorded in Volume 2018, Page 899, Plat Records, Collin County, Texas.

TRACT 2: EASEMENT ESTATE
Non-Exclusive Easement rights created by that certain easements and obligations Memorandum of Development and Easement Agreement by and between McKinney Seven 185, LP and WF-SE 38108, LLC filed 05/19/2017, recorded in ccf# 20170519000647580, Real Property Records, Collin County, Texas, as affected by Memorandum of Completion of Development Obligations filed 02/12/2018, recorded in ccf# 20180212000167880, Real Property Records, Collin County, Texas.

TRACT 3:
BEING Lot 3R, Block A of Conveyance Plat, SOUTHERN HILLS AT CRAIG RANCH COMMERCIAL LOTS 2R1 & 3R BLOCK A, an addition to the City of McKinney, according to plat recorded in Volume 2018, Page 899, Plat Records, Collin County, Texas.

TRACT 4: EASEMENT ESTATE
Non-Exclusive Easement rights created by that certain easements and obligations Memorandum of Development and Easement Agreement by and between McKinney Seven 185, LP and WF-SE 38108, LLC filed 05/19/2017, recorded in ccf# 20170519000647580, Real Property Records, Collin County, Texas, as affected by Memorandum of Completion of Development Obligations filed 02/12/2018, recorded in ccf# 20180212000167880, Real Property Records, Collin County, Texas.

To: GWB HP1 LLC, a Texas limited liability company; Ladd 1998 Real Properties Ltd, a Texas limited partnership; First American Title Guaranty Company and Reunion Title

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 7, 8, 9, 11, & 13 of Table A thereof. The fieldwork was completed on July 19, 2019 and updated on July 25, 2022

Date of Plat or Map: July 25, 2022


Frank R. Owens
Registered Professional Land Surveyor No. 5387
A.J. Bedford Group, Inc.
301 N. Alamo Road
Rockwall, Texas 75087

REVISED: 2022-08-10 TO CLARIFY DENTON COUNTY ELECTRIC ESMT.

ALTA/NSPS LAND TITLE SURVEY
1.498 ACRES, LOT 3R, BLOCK A
& 1.897 ACRES, LOT 2R1, BLOCK A
SOUTHERN HILLS AT CRAIG RANCH

John J. Driggers Survey, Abstract 274 & Shadrack Jackson Survey, Abstract 489
City of McKinney
Collin County, Texas

Client: McKinney Seven 185, LP
6850 TPC Drive, Suite 104
McKinney, Texas 75070



Scale: 1" = 60'
Date: July 22, 2022
Technician: Spradling/Bedford
Drawn By: Spradling/Bedford

Checked By: F.R. Owens
P.C.: Cryer/Spradling
File: SHACK LOC 2R1 & 3R 2022-07-21 ALTA
Job No. 159-202 SH 2R1 & 3R
GF No. 2018-368843-RU

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 - www.ajbedfordgroup.com - ajb@ajbedfordgroup.com

Sheet: 1
of: 1

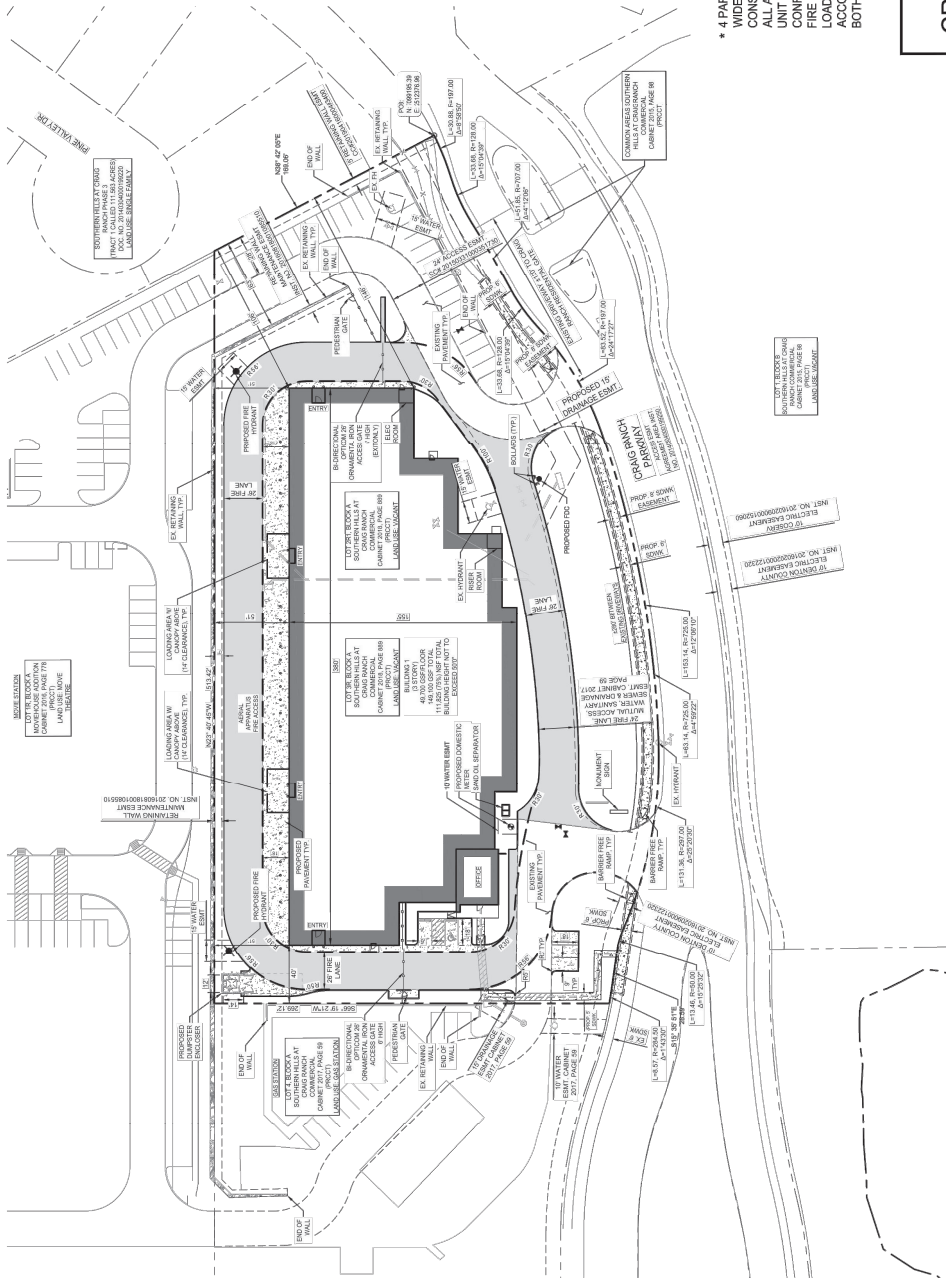


Registered Professional Land Surveyors

TBPLS REG#10118200

N:\ALL FILES\CRAIG INTERNATIONAL-159\CRAIG RANCH\185 acres\SH Lot 2R1 & 3R 2022-07-21 ALTA.dwg, LOT 2R1 & 3R 2022-07-21 ALTA.dwg, LOT 2R1 & 3R 2022-07-21 ALTA.dwg, LOT 2R1 & 3R 2022-07-21 ALTA.dwg, 8/10/2022 9:02:13 AM

PROJ: 00123	DATE: March 2023	DESIGNED: CLS	SHEET 1 OF 4
PELTON PROJECT #:	LAD22005	DRAWN: CLS	
CITY CASE #:	SITE 2023-0012	REVIEWER: JHY	







**Be Published in the
McKINNEY COURIER-GAZETTE
Friday, May 2, 2025
ONE (1) TIME**

**NOTICE OF REQUEST FOR VARIANCE
THE BOARD OF ADJUSTMENT**

BOARD OF ADJUSTMENT CASE NO. BOA2025-0026

Conduct a Public hearing to Consider/Discuss/Act on the request by Applicant Paul Glover representing Storage Choice McKinney Ltd., to Consider/Discuss/Act on the Appeal of the Building Official's decision regarding a violation of UDC Article 5 Section 504B.2.a.iii.c, limiting sign area on alternate sides of the building to 25 square feet. The applicant is requesting to install an attached sign of 120 square feet that reads "Public Storage" on the south elevation of the building. This request is on the property located at **7150 Craig Ranch Parkway, Lot 2R3 of Block A of the Southern Hills at Craig Ranch Commercial (CMC) Addition to the City of McKinney, Texas.**

NOTE:

A PUBLIC HEARING HAS BEEN SCHEDULED AND WILL BE HELD PURSUANT TO THIS REQUEST IN THE VIRGINIA CONFERENCE ROOM AT MCKINNEY CITY HALL, 401 E. VIRGINIA STREET, MCKINNEY, TX 75069.

WEDNESDAY, MAY 14, 2025 - 6:00 P.M.

The Agenda and Meeting Details for the Board of Adjustment meeting will be posted for viewing on the City of McKinney website, at least 72 hours before the meeting. Website link - <http://mckinney.legistar.com/Calendar.aspx>. Select Calendar tab. List view tab, drop down box, Board of Adjustment.

WITNESS MY HAND AND SEAL OF OFFICE ON THIS THE 29TH DAY OF APRIL, 2025

EMPRESS DRANE
City Secretary



NOTICE OF REQUEST FOR VARIANCE THE BOARD OF ADJUSTMENT

Conduct a Public hearing to Consider/Discuss/Act on the request by Applicant Paul Glover representing Storage Choice McKinney Ltd., to Consider/Discuss/Act on the Appeal of the Building Official's decision regarding a violation of UDC Article 5 Section 504B.2.a.iii.c, limiting sign area on alternate sides of the building to 25 square feet. The applicant is requesting to install an attached sign of 120 square feet that reads "Public Storage" on the south elevation of the building. This request is on the property located at **7150 Craig Ranch Parkway, Lot 2R3 of Block A of the Southern Hills at Craig Ranch Commercial (CMC) Addition to the City of McKinney, Texas.**

NOTE:

A PUBLIC HEARING HAS BEEN SCHEDULED AND WILL BE HELD PURSUANT TO THIS REQUEST IN THE VIRGINIA CONFERENCE ROOM OF CITY HALL, LOCATED AT 401 E. VIRGINIA STREET.

**WEDNESDAY, May 14, 2025
AT 6:00 P.M.**

As an interested property owner, if you wish to make your views known, you may do so by attending the hearing or express your views on this Request by completing and returning the form below via mail or email.

The Agenda and Meeting Details for the Board of Adjustment meeting will be posted for viewing on the City of McKinney website, at least 72 hours before the meeting. Website link - <http://mckinney.legistar.com/Calendar.aspx>. Select Calendar tab. List view tab, drop down box, Board of Adjustment.

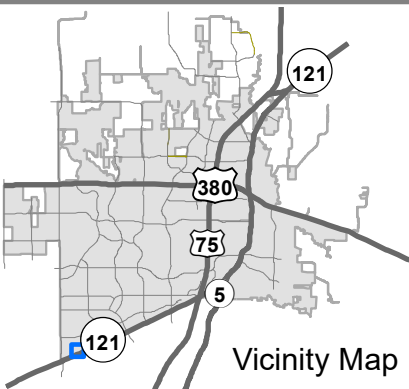
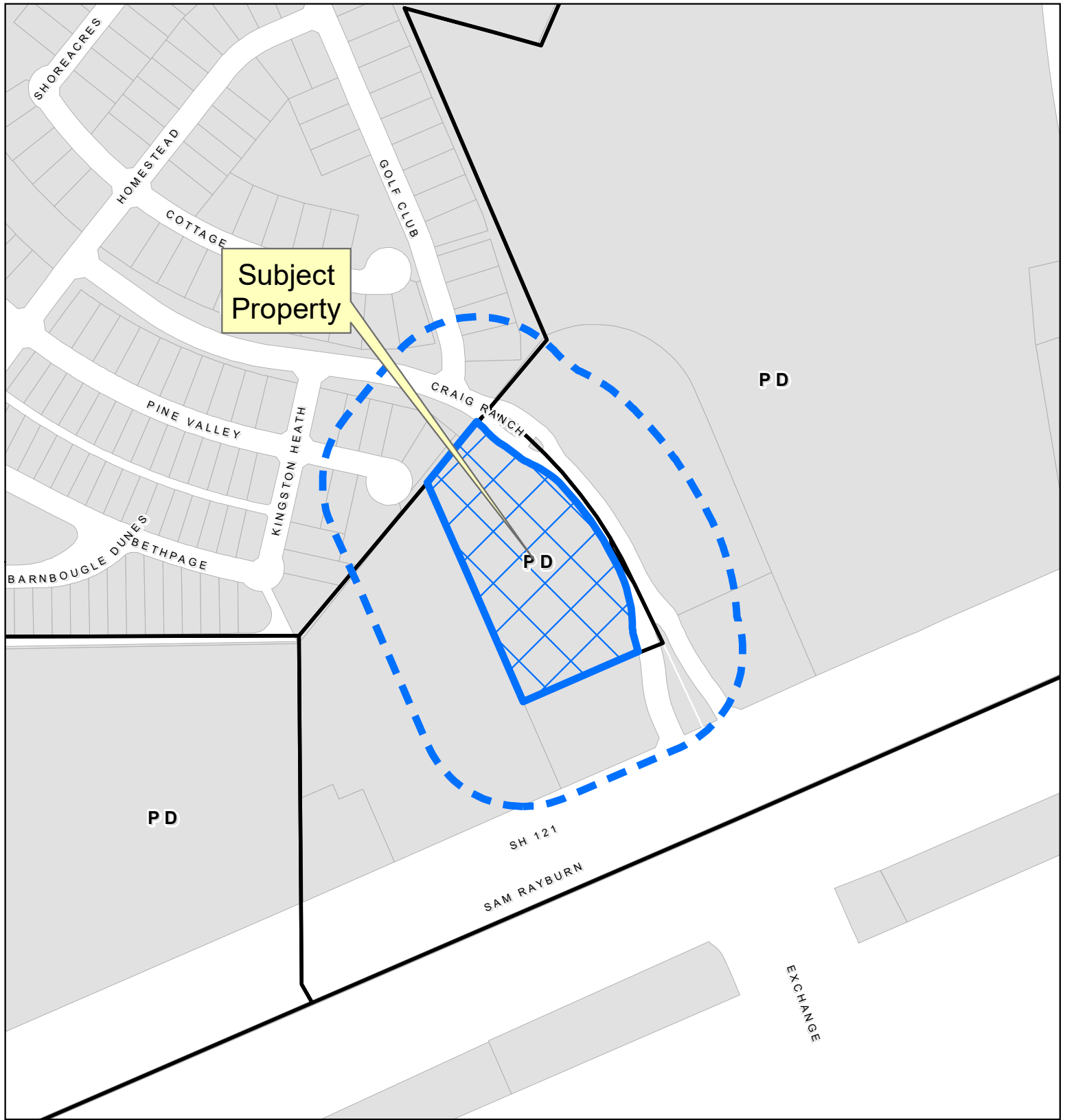
Return to:	City of McKinney	BOA No. 2025-0026
	Building Inspections	7150 Craig Ranch Parkway
	Suzanne Arnold	
	P.O. Box 517	
	McKinney, TX 75070	
	sarnold2@mckinneytexas.org	

I PROTEST_____APPROVE_____of the Request for a Variance as requested by the above file number because (you may attach additional response)

Print Name: _____

Signature: _____

Address: _____



Board of Adjustment Map

R-10716-00A-02R3-1

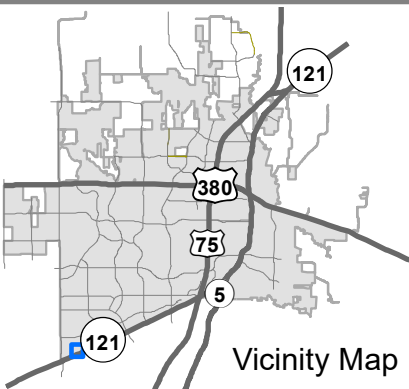
7150 Craig Ranch Pkwy

0 140 280 Feet



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.





Board of Adjustment Map

R-10716-00A-02R3-1

7150 Craig Ranch Pkwy

0 140 280 Feet



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

