

Draft Planning and Zoning Commission Meeting Minutes of November 8, 2022:

- 22-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
0018SUP Permit Request for a Self-Storage Facility (Craig Ranch Storage), Located
at 7150 Craig Ranch Parkway

Ms. Lexie Schrader, Planner I for the City of McKinney, explained the proposed specific user permit request to allow a mini-warehouse facility on the subject property. She stated that the applicant is proposing a building height of 50', which is comparable with other commercial development in the area. Ms. Schrader stated that there is a significant topography difference between the subject property, the Moviehouse to the west, and single family to the north. She stated that the subject property sits well below both the Moviehouse and existing residential neighborhood. Ms. Schrader stated that the impact of the existing residential and commercial uses should be negligible with the difference in topography taken into consideration. She stated that with the project being along a major highway and the proposed low intensity use, Staff recommends approval of the proposed specific use permit request and offered to answer questions. Vice-Chairman Mantzey asked about placing a storage facility next to a residential development. Ms. Schrader stated that Staff looks at screening, buffering, and the increase in traffic when considering such requests. She stated that there is a significant buffer area to the north, plus the proposed parking area for the other development and the access easement. Ms. Schrader stated that the applicant is proposing to add landscaping and a fence to help screen the building. She stated that there should not be a big increase in traffic with the proposed use. Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Boulevard; McKinney, TX; q explained the proposed specific use permit request. He stated that the subject property is part of Craig Ranch and subject to their covenants, conditions & restrictions (CC&Rs). Mr. Roeder stated that architectural approval would be required for exterior elevations of the

building. He stated that the building would be approximately 38' tall instead of 50' tall with minimal openings. Mr. Roeder stated that it would be just like an office building with conditioned space. He stated that someone would need to go inside the building to access the various storage units. Mr. Roeder stated that there were no windows or openings facing the residents to the north of the subject property. He stated that due to the difference in elevations the building would appear to be two-stories. Mr. Roeder stated that the two access points already exist to the property. He stated that the building would be a minimum of 120' away for the adjacent residential properties and would not block out the sun. Mr. Roeder thought that the building would be shorter than the peak of the adjacent residential properties. He stated that the traffic for a storage facility is typically the lightest of any commercial endeavor. Mr. Roeder addressed concerns regarding increased crime, infestation, and vagrants for this proposed use. Mr. Paul Glover, Ladd Properties, 2727 Routh Street, Dallas, TX, explained the development plans, security at the site, and the operation for the proposed use. He stated that it is not a high traffic business. Chairman Cox opened the public hearing and called for comments. The following 11 residents spoke in opposition to the request. They expressed concerns regarding decreased property values; increase in traffic, accidents, cut-through traffic, noise, and crime; resident's safety; proposing a large box development that would be an eyesore to the community; hours of operation; emergency access to the site; prefer a one level commercial development with uses that would benefit the community; and impact the zoning of the adjacent vacant property.

- Mr. Santhosh Jayaraman, 8305 Shoreacres Drive, McKinney, TX
- Ms. Yuxin Thomas, 8205 Cottage Drive, McKinney, TX
- Mr. Fabio De Paulo, 6609 Pinehurst Drive, McKinney, TX
- Mr. Shiju Chettiar, 8605 Barnbogle Dunes Drive, McKinney, TX
- Mr. Sumanth Kilaru, 8604 Barnbogle Dunes Drive, McKinney, TX
- Ms. Veena Ramesh, 8300 Cottage Drive, McKinney, TX
- Mr. Ramesh Krishnamoorthy, 8501 Bethpage Drive, McKinney, TX

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- Mr. David Wright, 6708 Shinnecock Hills Dr, McKinney, TX
- Mr. Adriana De Paulo, 6609 Pinehurst Drive, McKinney, TX
- Mr. Sheikh Tasfin, 8100 Pine Valley Drive, McKinney, TX
- Mr. Marcel Bates, 8520 Sand Hills Drive, McKinney, TX

The following resident turned in a speaker's card in opposition to the request; however, did not wish to speak during the meeting.

- Mr. Prateek Luthra, 8109 Pine Valley Drive, McKinney, TX

On a motion by Vice-Chairman Mantzey, seconded by Commission Member Lebo, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Commission Member Wattley asked Staff what uses could be allowed by right under the proposed zoning for the property. Ms. Schrader stated that uses allowed under "C2" – Local Commercial District. She gave examples of offices, gyms, restaurants, drive-throughs, florist, grocery stores, and neighborhood service type uses. Commission Member Wattley stated that there would be more traffic with these types of uses. Commission Member Woodruff asked if the proposed use would be allowed under the New Code McKinney ordinance. Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, stated that the New Code McKinney would require a specific use permit (SUP) for the proposed use. Vice-Chairman Mantzey inquired about a fire lane on the property. Ms. Schrader stated that the fire lane would be at least 24'. Commission Member Taylor spoke in favor of the request. He stated that the proposed use would be quite with low traffic and low crime rate. Commission Member Wattley asked about the access to the proposed building. Mr. Roeder explained how he felt most renters would enter the property and drive around the building. He stated that fire lane would be larger than 24' due to the two covered entrance areas that protrude on the west side of the building. Alternate Commission Member Hagstrom asked about the hours of operations. Mr. Glover stated that it would be 6 AM – 10 PM. He stated that staff would be on site from 9 AM – 6 PM. Mr. Glover stated that the fire lane would be approximately 41', with 26' for the drive and 15' for the covered areas, on the backside of the

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building. Vice-Chairman Mantzey thanked the residents for attending the meeting and sharing their concerns. He spoke in favor of the proposed request. Commission Member Woodruff concurred with Vice-Chairman Mantzey's comments. He stated that there are big box commercial developments along the highway there. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Taylor, the Commission voted to recommend approval of the request per Staff's recommendation, with a vote of 6-1-0. Commission Member Lebo voted against the motion. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for consideration at the December 6, 2022 meeting.