

**..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:**

<b>SIGN ORDINANCE REQUIREMENTS</b>	<b>VARIANCE REQUESTED</b>	<b>VARIANCE</b>
<b>Maximum 25 sq ft</b>	<b>120 sq ft</b>	<b>480%</b>

**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

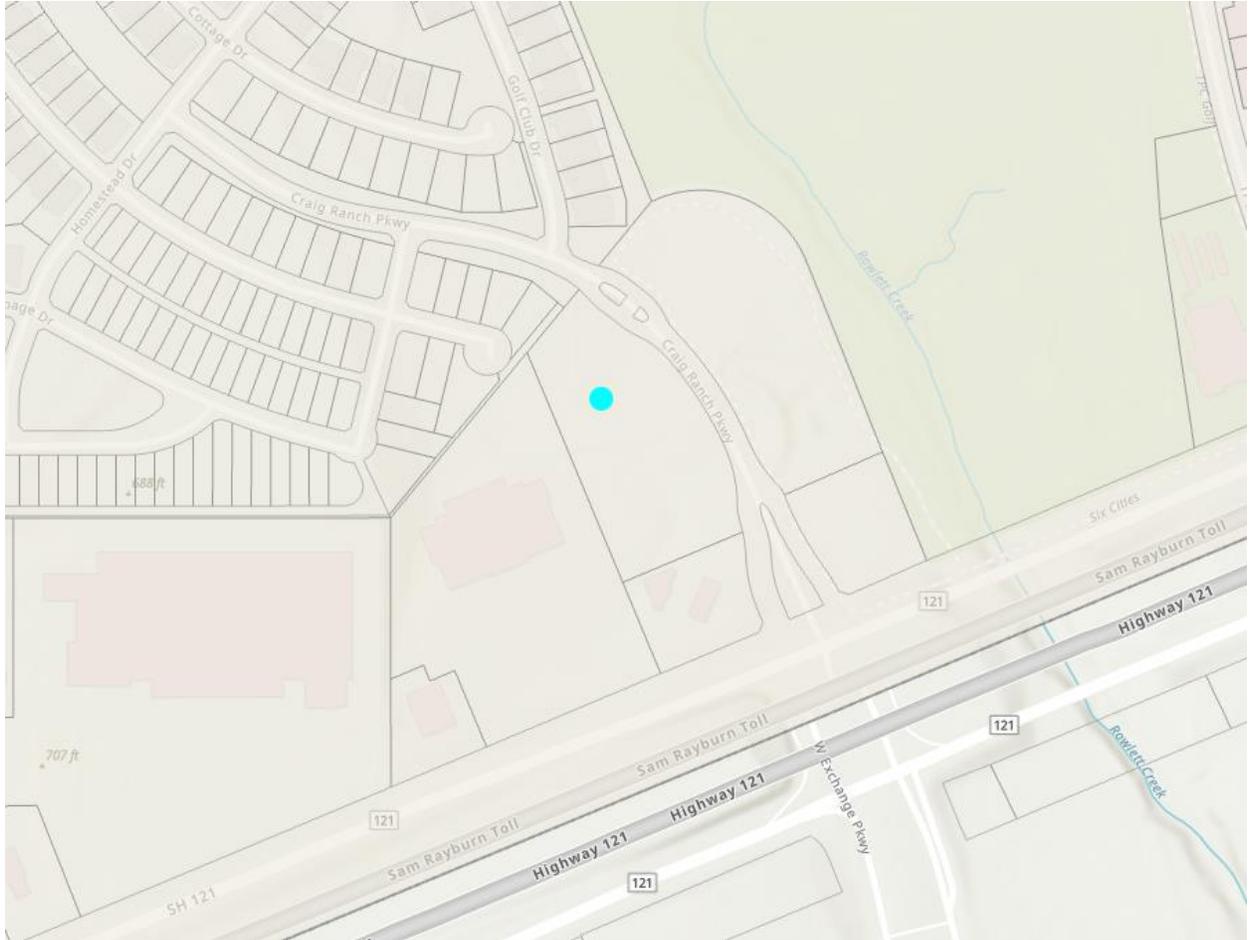
- Plot plan or survey
  - Elevations
  - Site photos
  - Newspaper notice and 200' notice with Locator Map
- 

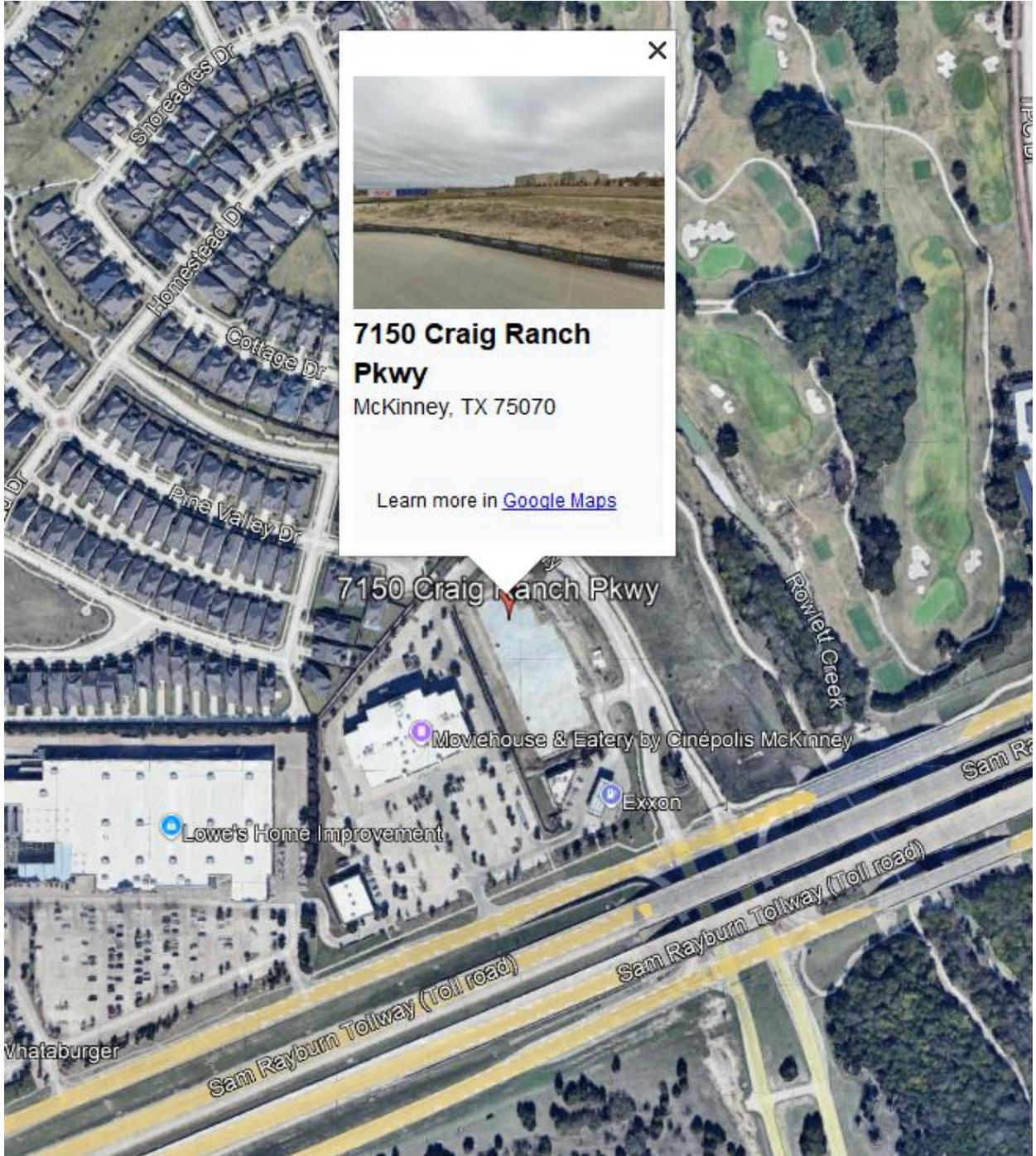
**ACTION:**

**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: 

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 7-11 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.

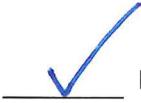
C. Special conditions exist which are unique to this applicant or property:

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

# 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: \_\_\_\_\_

\*\*\*\*\*

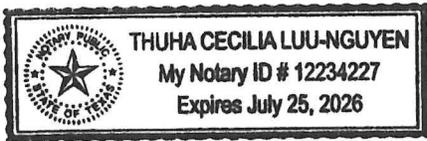
I hereby certify that the above statements are true and correct to the best of my knowledge.

Applicant's signature

STATE OF TEXAS  
COUNTY OF COLLIN

Subscribed and sworn to before me this

2<sup>nd</sup> day of April 20 25



Notary Public

(seal)

My commission expires: July 25<sup>th</sup>, 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

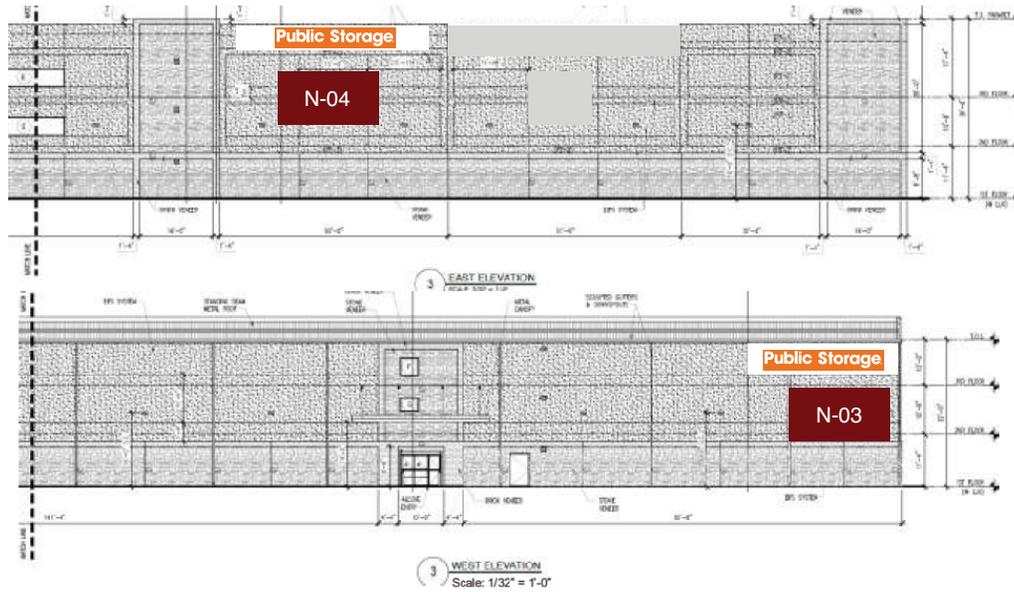
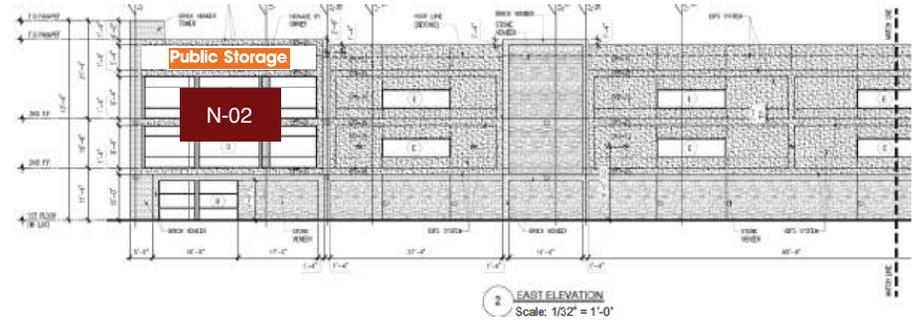
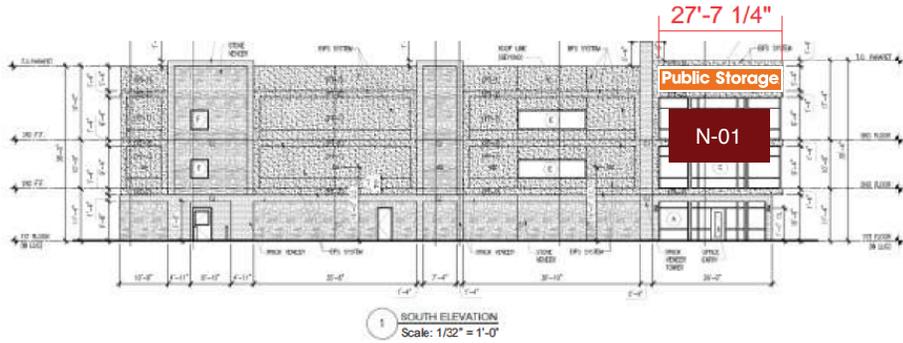
Drawing/ Revision: 1

# Exterior Signage

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



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



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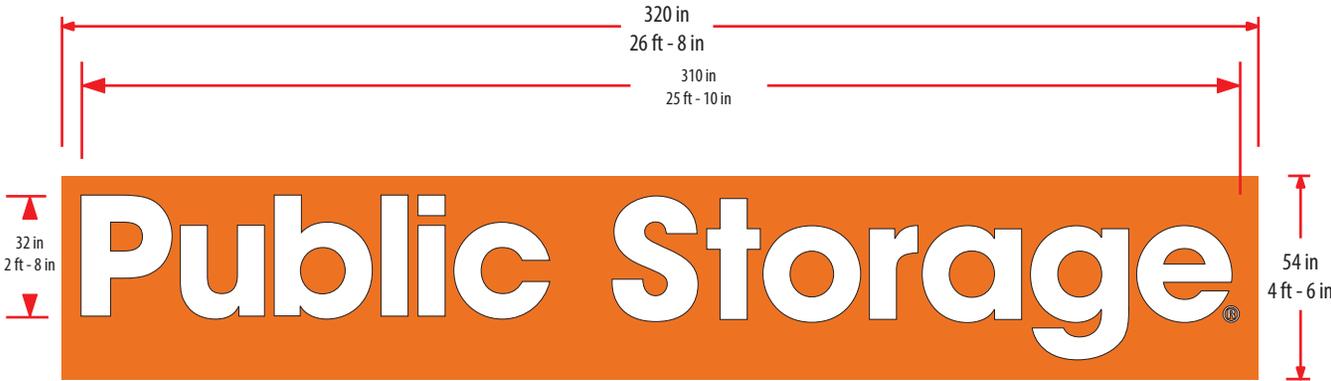
By signing the acceptance field on this print I understand that I am accepting all aspects of this drawing. This artwork, specifications, dimensions, spelling and any other representations herein. I also understand that the color representations and scale of the sign(s) on this print are approximate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

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



Customers Approval: \_\_\_\_\_

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



### NIGHT VIEW



### 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.

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.

### COLOR SPECIFICATIONS



WHITE

### RETURNS



BLACK

### BACK PLATE



8500 034 ORANGE

### TRIM CAP



BLACK

### RACEWAY



8500 034 ORANGE

### CONFIRM BEFORE MANUFACTURING

Pre-Survey  Size Confirmed



ELECTRICAL SIGNS MUST BE NEC & UL COMPLIANT  
Underwriters Laboratories Inc. LISTED

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Fort Worth, Texas 76052  
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Customers Approval: \_\_\_\_\_

Client:	Public Storage	Drawn by:	KP
Site Location:	7150 Craig Ranch Pkwy McKinney, TX	Revision:	1
Date:	02/20/2025	Page:	3 of 8

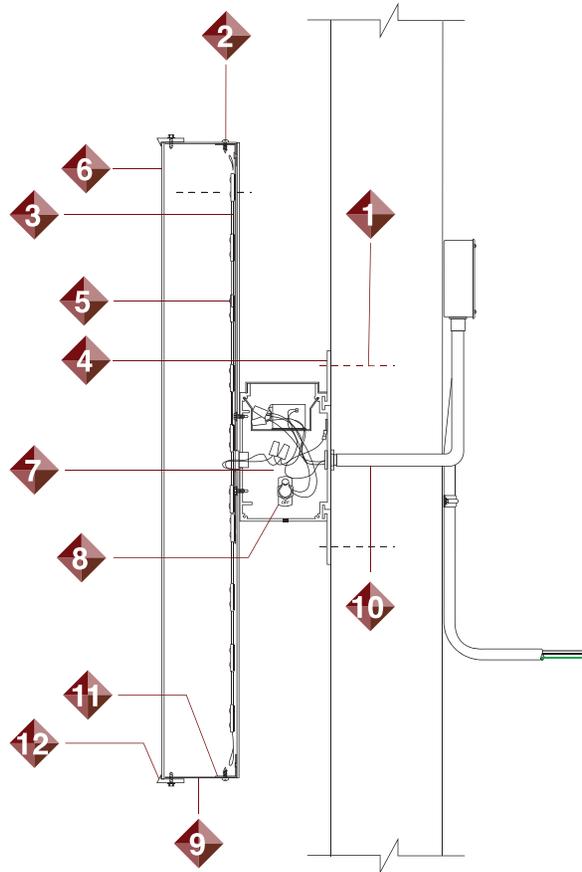
# Channel Letters- Raceway(s) - Subtext

## SECTION & DETAILS

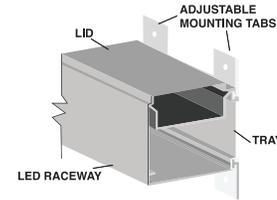
### LETTERS SPECIFICATIONS

- 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

### FULL SECTION DETAIL



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



LED RACEWAY ASSEMBLY



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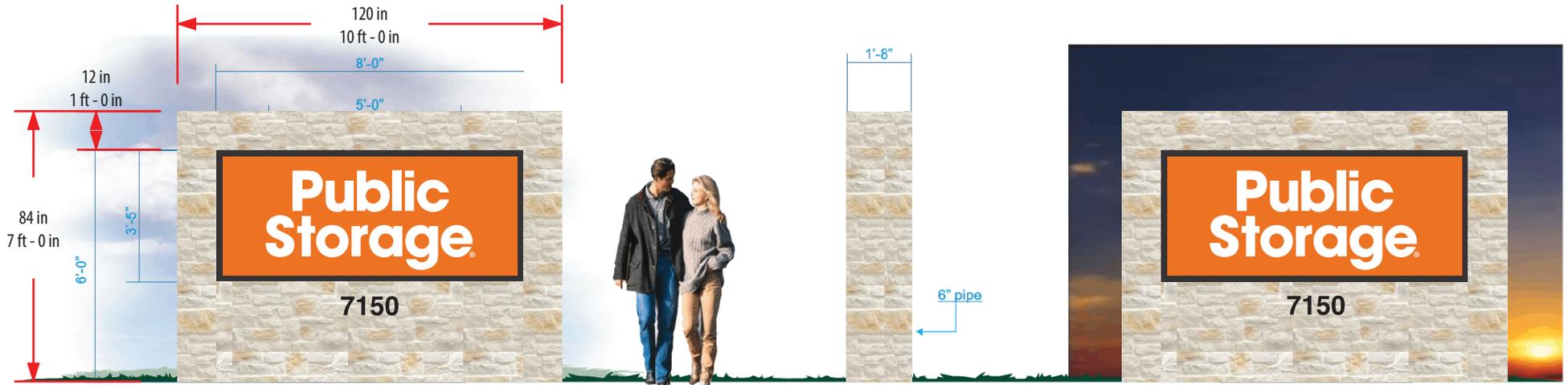
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Client:	Public Storage	Drawn by:	KP
Site Location:	7150 Craig Ranch Pkwy McKinney, TX	Revision:	1
Date:	02/20/2025	Page:	6 of 8



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.
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### CONFIRM BEFORE MANUFACTURING

Pre-Survey  Size Confirmed



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<b>Client:</b>	Public Storage	<b>Drawn by:</b>	KP
<b>Site Location:</b>	7150 Craig Ranch Pkwy McKinney, TX	<b>Revision:</b>	1
<b>Date:</b>	02/20/2025	<b>Page:</b>	7 of 8











**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 29<sup>TH</sup> DAY OF APRIL, 2025**

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**EMPRESS DRANE**  
City Secretary

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## 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.

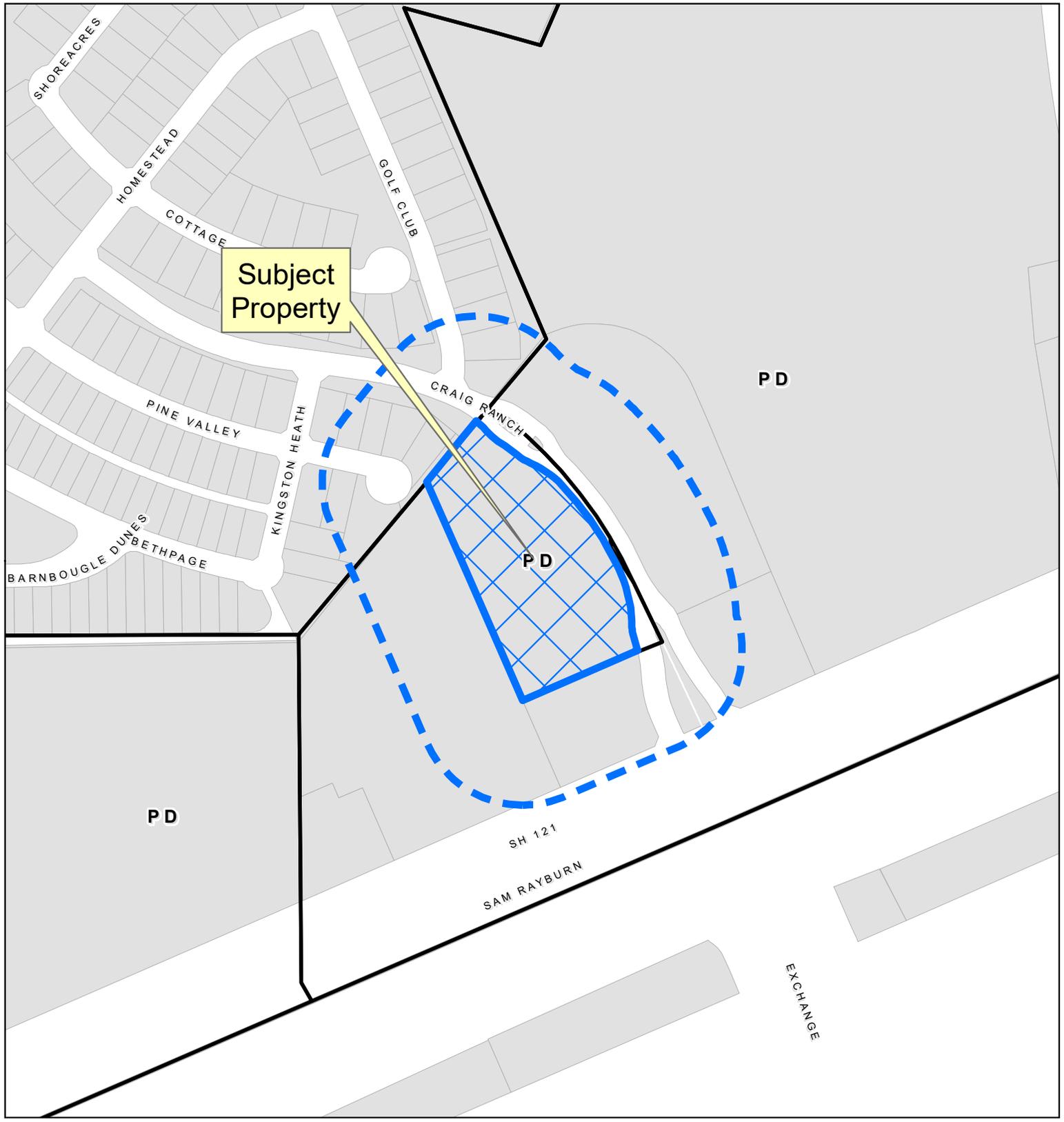
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Return to:	City of McKinney Building Inspections Suzanne Arnold P.O. Box 517 McKinney, TX 75070 <a href="mailto:sarnold2@mckinneytexas.org">sarnold2@mckinneytexas.org</a>	BOA No. 2025-0026 <b>7150 Craig Ranch Parkway</b>
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I 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: \_\_\_\_\_

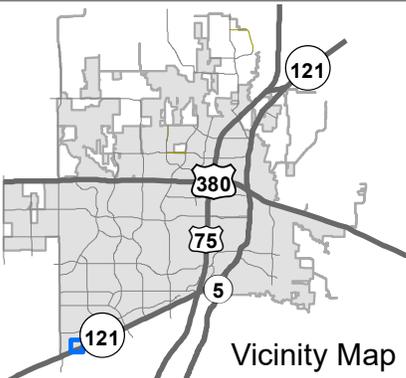


Subject Property

PD

PD

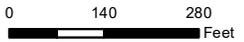
PD



Vicinity Map

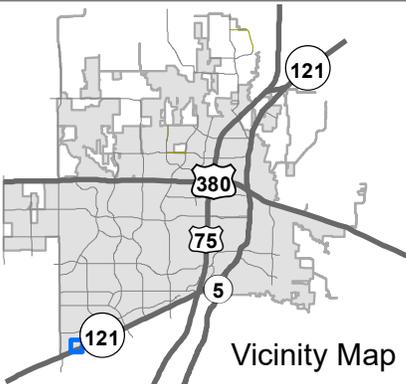
# Board of Adjustment Map

R-10716-00A-02R3-1  
7150 Craig Ranch Pkwy



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.

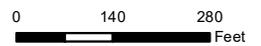




# Board of Adjustment Map

R-10716-00A-02R3-1

7150 Craig Ranch Pkwy



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