



24-0009SUP3

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Self-Storage Facility (McKillop Self Storage), Located Approximately 850 feet East of State Highway 5 (South McDonald Street) and on the South Side of Harry McKillop 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 4, 2025

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Caitlyn Strickland, AICP, Planning Manager
Araceli Botello, Planner II

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed specific use permit request with the following special ordinance provision(s):

1. The property shall generally develop in accordance with the attached specific use permit exhibit and all applicable development requirements of the city.

APPLICATION SUBMITTAL DATE: April 16, 2024 (Original Application)
July 8, 2024 (Revised Submittal)
August 5, 2024 (Revised Submittal)
November 8, 2024 (Revised Submittal)
November 20, 2024 (Revised Submittal)

ITEM SUMMARY: The applicant requests approval of a specific use permit to allow a Self-Storage Facility (McKillop Self Storage) located approximately 850 feet east of State Highway 5 (South McDonald Street) and on the south side of Harry McKillop Boulevard.

The zoning on the property (C3 - Regional Commercial District) 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 a site layout exhibit detailing the building and parking locations, as well as the internal site circulation.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“C3” Regional Commercial (Commercial Uses)	Undeveloped Land
North	“AG” Agricultural (Agricultural Uses)	Pecan Grove Cemetery
South	“C3” Regional Commercial (Commercial Uses)	Undeveloped Land
East	“C3” Regional Commercial (Commercial Uses)	Undeveloped Land
West	“C3” Regional Commercial (Commercial Uses)	Undeveloped Land

SPECIFIC USE PERMITS: Pursuant to Section 203C.3.e of the McKinney UDC, the following factors should be considered when evaluating a Specific Use Permit (SUP) request:

- Whether the request complies with all site specifications adopted by the City, including the base zoning district and/or the PD entitlements;
- Whether the site, buildings, and use meet the criteria specified for the use in §205C, Use Definitions and Use-Specific Standards;
- Whether the proposed use will be detrimental to the adjacent properties or to the City as a whole;
- Whether the proposed uses are compatible in terms of scale (building massing, form, orientation, and location), intensity, and operating characteristics with uses and structures on adjacent properties and properties in the vicinity of the proposed application; and
- Whether potential impacts associated with such use are adequately mitigated through enhanced site or building design, including but not limited to additional landscaping, buffers, or screening, to minimize adverse impacts on surrounding uses and the City.

Staff has evaluated the request based on the above-mentioned parameters and feels that the site is appropriate for the proposed use and is compatible with light industrial uses along Harry McKillop Boulevard.

The property is designated for commercial and light industrial uses according to the Comprehensive Plan, aligning with the area’s intent for non-residential development. The property is located along a Principal Arterial and has convenient access to many regional transportation routes via Harry McKillop Boulevard and State Highway 5 (McDonald Street). It’s also worth noting that the Spur 399 extension will run as an elevated section across most of the property’s frontage, which could impact the viability for more traditional commercial and retail uses.

Additionally, a significant portion of this area lies within the floodplain along the southern boundary of the property, which limits potential development without appropriate land reclamation. Any proposed, development in this area would require the completion of a flood study to ensure feasibility of construction.

While not a requirement, the applicant proposes the installation of canopy trees along all rear and east side property lines. By integrating these trees with the natural buffer (floodplain), the landscaping approach not only supports the desired aesthetic appeal but also fosters a smooth transition between the developed site and adjacent natural areas.

As such, Staff recommends approval of the request.

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: Harry McKillop Boulevard, 4-Lane Divided Right-of-Way, Principal Arterial State Highway 5 (McDonald Street), 4-Lane Divided Right-of-Way, Major Regional Highway

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any letters of support or opposition of this request. This does not include emails or letters that may have been sent directly to members of the Council. As part of the Planning and Zoning Commission Public Hearing, Staff has not received any citizen comments through the online citizen portal.

BOARD OR COMMISSION RECOMMENDATION: On December 10, 2024, the Planning and Zoning Commission voted 7-0-0 to continue the public hearing and table the item to January 14, 2025 Planning and Zoning Commission Meeting.

BORD OR COMMISION RECOMMENDATION On January 14, 2025, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed specific use permit.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-C](#)

[Presentation](#)