



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 22-0018SUP2, **Version:** 1

Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Self-Storage Facility (Craig Ranch Storage), Located at 7150 Craig Ranch Parkway, 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: December 6, 2022

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Caitlyn Strickland, Planning Manager
Lexie Schrader, Planner I

RECOMMENDED COUNCIL ACTION: Staff recommends approval of the specific use permit 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: September 19, 2022 (Original Application)
October 24, 2022 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting a specific use permit to allow a mini-warehouse facility (Craig Ranch Storage) located at 7150 Craig Ranch Parkway.

In an associated item on tonight's agenda, the applicant has requested to rezone the subject property from "PD" - Planned Development District to "C2" - Local Commercial Zoning District. Should the rezoning request ultimately be approved, an SUP would be required to allow for the proposed mini-warehouse uses on the subject property.

As such, contemporaneously with the rezoning request, the applicant is requesting an SUP for such uses, pursuant to the requirements of the "C2" - Local Commercial Zoning District. 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.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District (Commercial, Single Family, Multifamily Uses)	Undeveloped Land
North	"PD" - Planned Development District (Single Family, Townhomes)	Existing Single Family
South	"PD" - Planned Development District (Commercial, Single Family, Multifamily Uses)	Exxon Gas Station
East	"PD" - Planned Development District (Commercial, Single Family, Multifamily Uses)	Undeveloped Land
West	"PD" - Planned Development District (Commercial, Single Family, Multifamily Uses)	Moviehouse

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 per the above parameters and feels that the site is appropriate for the proposed use and that it should be compatible with the existing land uses on the adjacent properties.

The property has easy access to State Highway 121, which is appropriate for commercial development, but the subject property is setback from the immediate highway frontage behind an existing gas station. Staff notes that the proposed structure is approximately 120' from existing single family residential and is proposed to be a three-story indoor mini-warehouse structure. While the interior use of the building will be storage, the development is designed to be low-impact and appear as an office structure compatible with nearby commercial development. With consideration to the proximity of single family residential, the proposed development is not anticipated to be highly trafficked or frequented by customers which is common with mini-warehouse developments in the area. The office where potential customers would visit and proposed parking area is oriented toward the existing gas station away from single family to further minimize potential traffic impact, as shown on the SUP exhibit. There are no bay doors proposed as part of the development. Additionally, the development will be fenced and service areas will be oriented towards the movie theater to the west. Due to the low intensity nature of the proposal, staff feels that the proposed development should not negatively impact adjacent land uses and future developments.

The applicant is proposing a building height of 50' (3 stories), which is comparable with other commercial development in the area. It should be noted that there is a relatively significant topography difference between the subject property, the Moviehouse to the west, and single family to the north. The subject property sits well below both the Moviehouse and existing residential neighborhood, with the movie theatre having an existing building height of 40'. So, while the proposed storage will have a height of 50', the impact on the existing residential and commercial uses should be negligible with the difference in topography taken into consideration.

With the proposed project being along a major highway and the low intensity use proposed, staff recommends approval of the proposed specific use permit request.

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

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.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no letters of support to this request and no letters of opposition. This does not include emails or letters that may have been sent directly to members of the Council. Citizen comments received by staff are attached.

BOARD OR COMMISSION RECOMMENDATION: On November 8, 2022, the Planning and Zoning Commission voted 6-1-0 to recommend approval of the proposed Specific Use Permit Request.