

City Council Regular Meeting

DEPARTMENT: Development Services
FROM: Tony McIlwain, Director
MEETING: October 19, 2026

SUBJECT:

5500 Vantage Drive (CSP26-019): Consider and take possible action on a resolution for a Commercial Site Plan with a variance to fencing materials allowed in the Business Park Design Standards. *(Staff Contact: Tony D. McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval by a vote of 6 to 0)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 Dynamic & Preferred City Through Managed Growth	2.2 Promote sustainable residential and commercial development through strategic and long-term planning

SUMMARY:

On July 20, 2026, an application was submitted by Rustin Mayse representing KMP Plumbing, Heating & Air (owners) for a commercial site plan with variances for the development of a headquarters building on approximately 7.008 acres.

The applicants are requesting a variance to allow for the use of vinyl coated chain link fence at the rear of their property that will secure the perimeter of the laydown yard. The site plan meets all other requirements of the Business Park Design Standards.

Business Park Design Standards	Proposed	Required	Staff Findings
Parking Office	68	68	Compliant
Parking Warehouse	13	13	Compliant
Landscaping	124,009 SF	61,048 SF	Compliant

Security Fencing	Vinyl Coated Chain Link	Wrought Iron, Decorative metal or a similar quality material	Not Compliant
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“Site plan approval required by City Council. Any site plan that requires a waiver or variance to City Ordinances or is contingent upon the approval of a zoning district change must receive the approval of City Council upon recommendation of the planning and zoning commission.”

The applicant’s justification for the vinyl coated chain link fence variance is attached as Exhibit 4.

RECOMMENDATION:

Recommend approval to City Council for a resolution for a site plan for KMP (CSP26-019).

PRIOR ACTION/INPUT (Council, Boards, Citizens):

9/29/2026: *The Planning and Zoning Commission recommended approval 6 to 0*

REFERENCE:

<https://ecode360.com/39940876#39940971>

FISCAL IMPACT:

None.

STAFF CONTACT:

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