

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Self-Storage Facility (All Storage at the Shops at Eagle Point), Located Approximately 620 Feet West of Custer Road and Approximately 1,040 Feet South of U.S. Highway 380 (University Drive)

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the December 1, 2015 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed specific use permit to allow a mini-warehouse facility, with the following conditions:

1. The subject property shall generally develop in accordance with the attached Site Layout Exhibit.

Prior to the issuance of a building permit:

1. The applicant revise the site layout exhibit to remove the FDC Label located on the proposed self-storage building A2.

APPLICATION SUBMITTAL DATE: August 24, 2015 (Original Application)
September 8, 2015 (Revised Submittal)
September 28, 2015 (Revised Submittal)
October 10, 2015 (Revised Submittal)
October 23, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting a specific use permit to allow a mini-warehouse facility (All Storage at the Shops at Eagle Point), totaling 162,598 square feet on approximately 4.62 acres, located approximately 620 Feet West of Custer Road and approximately 1,600 Feet South of U.S. Highway 380 (University Drive).

The zoning for the subject property (“PD” – Planned Development District Ordinance No. 2002-05-048) requires that a specific use permit be granted in order for a mini-

warehouse facility to be constructed and operated on the subject property. As part of the specific use permit request, the applicant has submitted a site layout exhibit detailing building locations, overhead bay door locations, screening devices, and parking areas.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" – Planned Development District Ordinance No. 2002-05-048 (Commercial Uses)	Undeveloped Land
North	"PD" – Planned Development District Ordinance No. 2004-10-109 (Commercial Uses) and "CC" – Corridor Commercial Overlay District	Wal-Mart Supercenter
South	"AG" – Agricultural District (Commercial Uses)	Cross Timbers Animal Hospital
East	"PD" – Planned Development District Ordinance No. 2002-05-048 (Commercial Uses)	The Shops at Eagle Point
West	"PD" – Planned Development District Ordinance No. 2015-07-071 (Single Family Residential Uses) and "CC" – Corridor Commercial Overlay District	Undeveloped Land

SPECIFIC USE PERMIT: When acting on a request for a specific use permit, the following factors should be considered:

- Compatibility with adjacent and neighboring land uses.
- 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 based on the above mentioned parameters and feels that the site is appropriate for a mini-warehouse facility and should remain compatible with existing or future development on the adjacent properties.

SPECIFIC USE PERMIT FOR A MINI-WAREHOUSE USE: The governing planned development ordinance designates the property with a base zoning district of “C” – Planned Center District, the ability to construct and operate a mini-warehouse facility must be reviewed and approved through the specific use permit process. In addition to this process, the mini-warehouse buildings on the subject property must satisfy the following development standards:

1. No overhead bay doors or loading areas shall be visible from an adjacent use or public right-of-way;
2. Each building shall be covered with 100 percent masonry materials (brick or stone);
3. Proposed mini-warehouse buildings located directly adjacent to residential uses or zones shall be limited to a single story; and
4. Proposed mini-warehouse buildings located directly adjacent to single family residential uses or zones shall feature a pitched roof (minimum 4:12 slope).

The applicant is proposing to screen the overhead doors for the mini-warehouse facility with an 8 foot masonry wall (approximately 8’4” screening wall) around the entire perimeter of the facility. The two entrances for the subject property shall consist of an opaque sliding gate to further screen the overhead doors from the existing retail establishments located east of the subject property. The proposed overhead doors will be 8 feet tall and the applicant has provided the maximum height allowed for screening walls within the governing zoning district. All buildings located directly adjacent to zones for single family residential uses (Western and Southern property lines) have been limited to one-story. The applicant has indicated in the letter of intent that all buildings will consist of 100% masonry exterior finishing materials and that buildings directly adjacent to single family residential zones shall feature a pitched roof (minimum 4:12 slope) to remain in compliance with the Specific Use Permit regulations (Sec. 146-41) in the zoning ordinance for a Mini-Warehouse Facility.

SITE LAYOUT: The attached exhibit provides a general layout of the proposed mini-warehouse facility. The site circulation, screening, parking, loading, sanitation, and landscaping requirements are in general conformance with the Zoning Ordinance. If this specific use permit request is approved, the applicant will be required to receive approval of an associated site plan and landscape plan package meeting all regulations stipulated in the Zoning Ordinance prior to issuance of a building permit.

ACCESS/CIRCULATION:

Adjacent Streets: Custer Road, 130’ Right-of-Way, Principal Arterial

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of this request.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Existing Planned Development Ordinance No. 2002-05-048
- Proposed SUP Exhibit – Site Layout
- PowerPoint Presentation