



16-165SU2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Self-Storage Facility (Simply Storage), Located approximately 350 Feet North of McKinney Ranch Parkway and on the East Side of Hardin Boulevard

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: September 13, 2016

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Eleana Galicia, Planner I

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the October 4, 2016 meeting.

STAFF RECOMMENDATION: Staff recommends denial of the proposed specific use permit as it is Staffs' professional opinion that other retail commercial uses may be more appropriate for the property.

However, should the specific use permit request be approved, the applicant is requesting approval of the following special ordinance provisions:

1. A mini-warehouse facility shall be permitted on the subject property; and
2. The property shall generally develop in conformance with the attached site layout exhibit.

APPLICATION SUBMITTAL DATE: May 16, 2016 (Original Application)
July 12, 2016 (Revised Submittal)
July 26, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting a specific use permit to allow a self-storage facility (Simply Storage) totaling 150,381 square feet on approximately 5 acres

of land located approximately 350 feet north of McKinney Ranch Parkway and on the east side of Hardin Boulevard.

The zoning for the subject property ("C" - Planned Center District) requires that a specific use permit be granted in order for a self-storage 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, and has also submitted architectural elevations of the proposed buildings, and the additional open space provided along the northern property line.

On August 23, 2016, the Planning and Zoning Commission voted 7-0-0 to table the item and continue the public hearing to the September 13, 2016 planning and Zoning Commission meeting per the applicant's request.

SUPPORTING MATERIALS:

[Draft 08.23.16 PZ Minutes](#)

[PZ Report](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Self-Storage Density Map](#)

[Proposed SUP Exhibit](#)

[Elev. Open Space \(Info. Only\)](#)

[Elev. Self-Storage Facility \(Info. Only\)](#)

[Letters of Support](#)

[PowerPoint Presentation](#)