



17-012SUP

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Mini-warehouse Facility (Public Storage), Located approximately 220 Feet North of Bois D' Arc Road and on the West Side of U.S. Highway 75 (Central Expressway)

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** March 28, 2017

**DEPARTMENT:** Planning

**CONTACT:** Matt Robinson, AICP, Planning Manager

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the April 18, 2017 meeting.

**STAFF RECOMMENDATION:** Staff recommends denial of the proposed specific use permit as it is Staffs' professional opinion that other commercial uses may be more appropriate for the property and due to a lack of conformance to the specific use permit requirements.

**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;
2. The applicant receive approval of a variance to allow the building height to be increased to three-stories;
3. The applicant receive approval of a variance to waive the pitched-roof requirement;
4. The applicant receive approval of a variance to waive the required screening along the western property line where adjacent to single family residential zone or uses; and

5. The property shall generally develop in conformance with the attached site layout exhibit.

**APPLICATION SUBMITTAL DATE:** January 17, 2017 (Original Application)  
February 13, 2017 (Revised Submittal)  
February 27, 2017 (Revised Submittal)  
March 9, 2017 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting a specific use permit to allow a 133,739 square foot mini-warehouse facility (Public Storage) on approximately 3.07 acres of land located approximately 220 feet north of Bois D' Arc Road and on the west side of U.S. Highway 75 (Central Expressway).

The zoning for the subject property ("C" - Planned Center District) 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 location, landscaping, and parking areas, and has also submitted architectural elevations (for informational purposes only) of the proposed building.

**SUPPORTING MATERIALS:**

[PZ Report](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Self Storage Density Map \(3 mile\)](#)

[Self Storage Density Map \(5 mile\)](#)

[Proposed SUP Site Exhibit](#)

[Proposed SUP Landscape Exhibit](#)

[Proposed Elevations \(Info Only\)](#)

[PowerPoint Presentation](#)