



City Council

Planning Department Staff Report

City Council Meeting: August 11, 2020

Project Number: CUP2020-0007

Project Planner: Robyn Miga, Consulting Planner

Item Details

Project Name: AAA Storage/AAA CUP

Property Location: 2300 W. U.S. 290, north of U.S. 290, west of Bell Springs Road, and east of Spring Lane

Legal Description: Approximately 8.5 acres situated in the Benjamin F. Hanna Survey, Abstract No. 222

Applicant: Glenda Jacoby

Property Owner: Kevin Maxwell

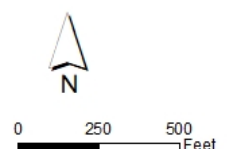
Request: Conditional Use Permit for mini-warehouse/self-storage



Location Map

CUP2020-0007
2300 W US Hwy 290

- Site
- City Limits
- Roads
- Parcels
- Dripping Springs ETJ



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Overview

The applicant is requesting to be able to use the property, located at 2300 W. U.S. 290, for mini-warehouse/self-storage, which is allowed by a Conditional Use Permit within the Commercial Services (CS) zoning district. This property has an existing use of mini-warehouse/self-storage on the front part of the parcel, known as AAA Storage, which was originally developed before the property was located in the city's extraterritorial jurisdiction (ETJ) therefore the property was developed according to county standards. The applicant recently annexed the property into the city, and subsequently zoned the parcel with the intent of requesting the proposed Conditional Use Permit to continue the use that exists on the property today. The reason for the request for annexation was because the impervious cover limitation within the ETJ is 35-percent, and the impervious cover allowed in the CS district is 70-percent.

The applicant is requesting to build two structures on the rear part of the parcel: one 50,000 square foot structure, and one 20,000 square foot structure. While the front portion of the site has been in existence for many years, it is important to note that the applicant is requesting the CUP for the entire site, which would include the original phase, so there is an opportunity to bring some of the non-conformities into compliance with the city's code today, including signage, lighting, and increased landscaping along the frontage of U.S. 290.

The applicant will be requesting a parking variance prior to the time of site plan and will be working with the city architect on exterior design of the structures, so the elevation exhibits that are included are not necessarily representative of what exactly will be built in the field.

Site Information

Location:

The subject property is located at 2300 W. U.S. 290, west of Bell Springs Road, south of Russell Lane, north of U.S. 290, and east of Spring Lane.

Physical and Natural Features:

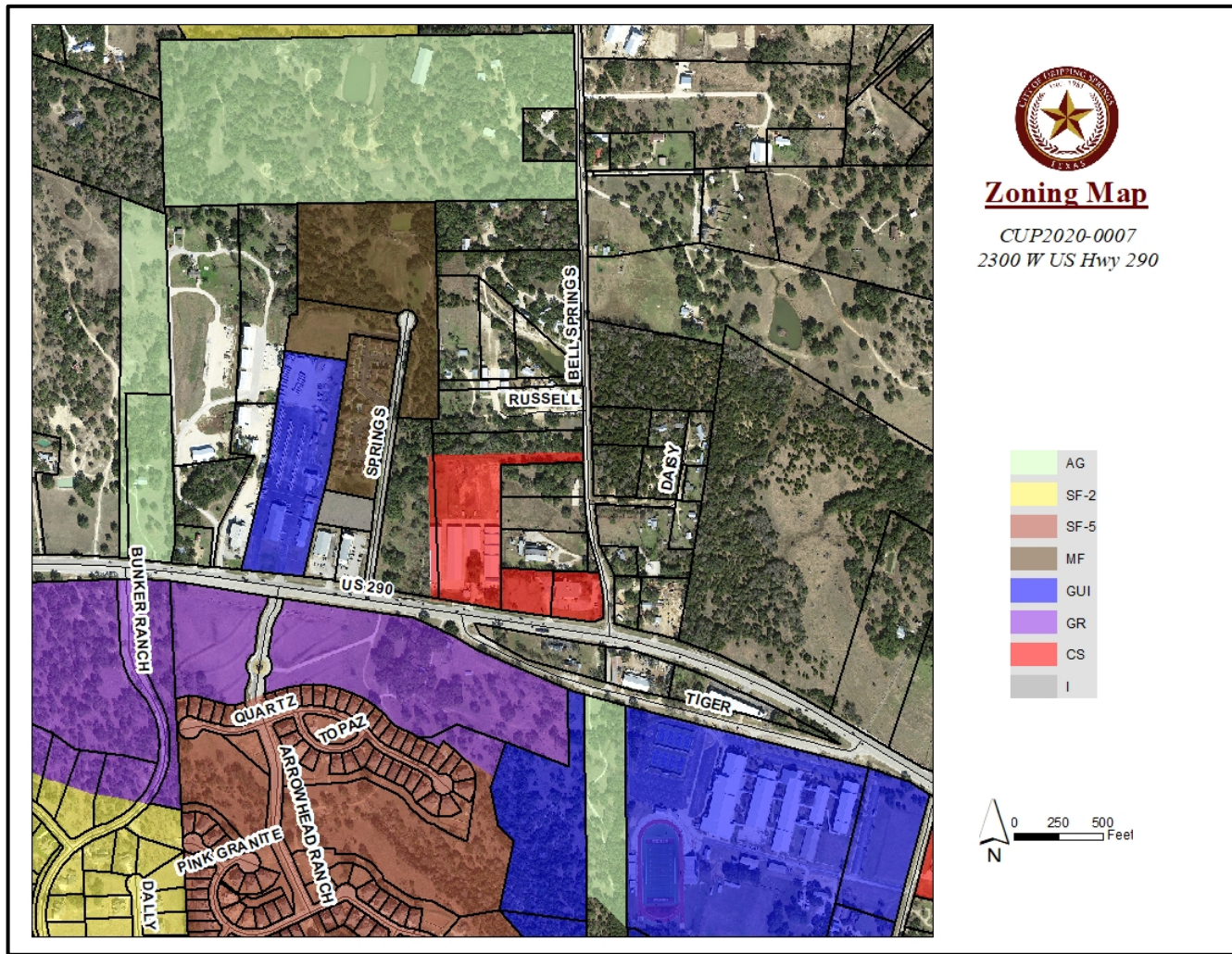
The site totals approximately 8.5 acres, and approximately half of the site is developed as a storage facility today – AAA Storage.

Future Land Use and Zoning Designation:

The City's Future Land Use Map does not have a designation for this property.

The property is zoned Commercial Services (CS).

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Surrounding Properties

The current zoning and existing uses of the adjacent properties to the north, south, east, and west are outlined in the table below:

Direction	Zoning District	Existing Use
North	ETJ	Vacant land, office warehouses, and education facility.
East	ETJ and Commercial Services (CS)	Dripping Springs Distilling, A-Line Outdoor Power/Auto Parts
South	General Retail District, and SF-5 within the Conditional Overlay District	Retail and Residential (Arrowhead Ranch)
West	ETJ, MF-2, and Industrial	Commercial/Restaurant, apartments

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Summary

Staff analyzed the proposed Conditional Use Permit for the property located at 2300 W. U.S. 290 against the requirements outlined in 3.17.6 of the City's Code of Ordinances:

- (a) The proposed use at the specified location is consistent with the policies embodied in the Comprehensive Plan;

The comprehensive plan does not speak to this property specifically, but the plan does speak to the city supporting commercial and residential development, and storage can support both.

- (b) The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;

The proposed request for mini-storage/self-storage on the site meets the purpose and intent of the zoning district, because it's meant to provide for commercial services and this use is allowed by CUP within that district.

- (c) The proposed use meets all supplemental standards specifically applicable to the use, as established in the Development Standards, [Section 5](#);

The site will be required to comply with parking and loading requirements set forth in Section 5, Development Standards & Use Regulations for off-street parking and loading, or they will be required to go through a variance process to request an alternative, which will be required prior to site plan. The proposed expansion would require 70 parking spaces (one space per 1,000 sq. ft.), and the applicant stated that they will be requesting a variance prior to site plan for parking.

- (d) The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods, and (as required by the particular circumstances) includes improvements or modifications (either on-site or within the public rights-of-way) to mitigate development-related adverse impacts, including but not limited to the following:

- (1) Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire;

The site today has two points of access- an existing driveway off of U.S. 290, and a proposed second point of entry from Bell Springs Road.

- (2) Off-street parking areas, loading areas, and pavement type;

The applicant will be applying for a parking variance, as previously mentioned, however, the site will be required to comply with all standards today until any variances are requested from the code.

- (3) Refuse and service areas;

The site will be required to provide a refuse container as applicable with the use.

- (4) Utilities with reference to location, availability, and compatibility;

The site has water and wastewater services available.

- (5) Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses;

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Since phase one of the development was constructed prior to being in the city limits, there were no buffering requirements placed on them during construction. However, with the request for a CUP on the entire site – including phase 1 – staff's opinion is that the applicant should work to meet the intent of the code to provide a buffer along U.S. 290. The code requires a 25' buffer along U.S. 290, however, since there is a drainage pond within this area along the frontage, the applicant is likely not able to provide that much of a buffer. Staff is requesting that the applicant be required to provide landscaping along the frontage, and enhance the visual appearance of the detention pond that's directly adjacent to U.S. 290, in order to meet the intent of the buffer. Staff would also request that if the property owner intends to continue to rent out U-Hauls, that they not be allowed to be stored in the front yard adjacent to U.S. 290.

- (6) Control of signs, if any; **not applicable.**
- (7) Control of exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district; **The applicant will be required to comply with the city's lighting ordinance, and they have submitted a compliance letter with the CUP application.**
- (8) Required yards and open space; **The site is required to comply with impervious cover limitations, but there are no open space requirements.**
- (9) Height and bulk of structures; **There are two proposed structures on the site – a 50,000 sq. ft. structure, and a 20,000 sq. ft. structure. They will be required to adhere to all regulations provided regarding height.**
- (10) Hours of operation; **The applicant can speak to access of the site from tenants, but the office on site will maintain normal business hours.**
- (11) Exterior construction material, building design, and building facade treatment; **The proposed structures are slated to be metal, but the applicant will be required to work with the city architect regarding meeting the exterior design standards set forth in Article 24.03 of the City's Code of Ordinances.**
- (12) Roadway adjustments, traffic-control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets; and

Not applicable to this proposed CUP.

- (13) Provision for pedestrian access/amenities/areas;

This is a commercial use that has no proposed amenities.

- (e) The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity; and,
- (f) Noise; **The property will be required to comply with all state laws regarding noise nuisances.**
- (g) Odors; and **The property will be required to comply with all state laws regarding odor nuisances.**
- (h) Dust. **The property will be required to comply with all state laws regarding dust/debris nuisances.**

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Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News, signs were posted on the site, notice was placed on the City Website, and all property owners within a 300-foot radius of the site were notified of the Conditional Use Permit. To date, no letters for or against the request have been received.

Staff Recommendation

Staff is recommending approval of the proposed request with the following conditions:

- All signage on the site that does not comply with the city's ordinances today be removed and replaced with signs that meet code requirements today;
- The site be required to comply with the city's lighting ordinance;
- Landscaping be required to be planted along the frontage of U.S. 290, including improving the appearance of the drainage pond that's located adjacent to U.S. 290;
- U-Hauls not be stored where they can be seen from U.S. 290;
- The area shown for RV Storage shall comply with Section 5.13, Open Storage, of the city's code of ordinances, as well as comply with zoning regulations for the Commercial Services District, which does not allow for more than 5% of the property to be utilized as open storage; and
- The property will be required to work with the city's architect regarding exterior design requirements for the proposed structures in order to be compliant with Article 24.03 of the city's code.

Planning and Zoning Commission Recommendation

A motion was made by Vice Chair Martin to recommend City Council approval of CUP2020-0007: Application for a Conditional Use Permit to allow the Use Mini-Warehouse – Self Storage located at 2300 W US Hwy 290, Dripping Springs TX 78620, which is Zoned Commercial Services with the condition that no more than two (2) U-Haul trucks at a time are parked at the front of the facility facing Highway 290, and with the following staff recommendations:

1. All signage on the site that does not comply with the city's ordinances today be removed and replaced with signs that meet code requirements today;
2. The site be required to comply with the city's lighting ordinance;
3. Landscaping be required to be planted along the frontage of U.S. 290, including improving the appearance of the drainage pond that's located adjacent to U.S. 290;
4. No more than two U-Hauls notto be stored where they can be seen from U.S. 290;
5. The area shown for RV Storage shall comply with Section 5.13, Open Storage, of the city's code of ordinances, as well as comply with zoning regulations for the Commercial Services District, which does not allow for more than 5% of the property to be utilized as open storage; and
6. The property will be required to work with the city's architect regarding exterior design requirements for the proposed structures in order to be compliant with Article 24.03 of the city's code.

Commissioner McIntosh seconded the motion which carried 6 to 0 to 1, with Commissioner Strong abstaining.

Attachments

Exhibit 1 – Conditional Use Permit Application

Exhibit 2 – Conceptual Layout

Recommended Action:	Approve the request contingent on conditions outlined.
Alternatives/Options:	Deny the conditional use permit; Approve the request with alternate conditions
Budget/Financial Impact:	All fees have been paid.

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Public Comments:	Comment Attached to Packet
Enforcement Issues:	N/A