



City Council Planning Department Staff Report

City Council Meeting: September 5, 2023

Project No: CUP2023-0002

Project Planner: Warlan Rivera – Planner

Item Details

Project Name: AAA Storage Phase 2

Property Location: 1300 E US 290

Legal Description: ABS 693 C H MALLOT SURVEY 5.02 AC

Applicant: Ken Leonard

Property Owner: JMA Land LLC

Request: Conditional Use Permit (CUP) for a Self-Storage/Office

Approval with the following conditions:

1. The locations of buildings and parking areas shall generally be consistent with the site plan provided with this request.
2. All existing and new lighting must comply with the City's Lighting Ordinance
3. The entire site must comply with the City's Landscape Ordinance
4. The applicant must provide screening along the western and southern property boundaries consistent with section 5.10.1 of the Zoning Ordinance.

Staff Recommendation:



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Overview

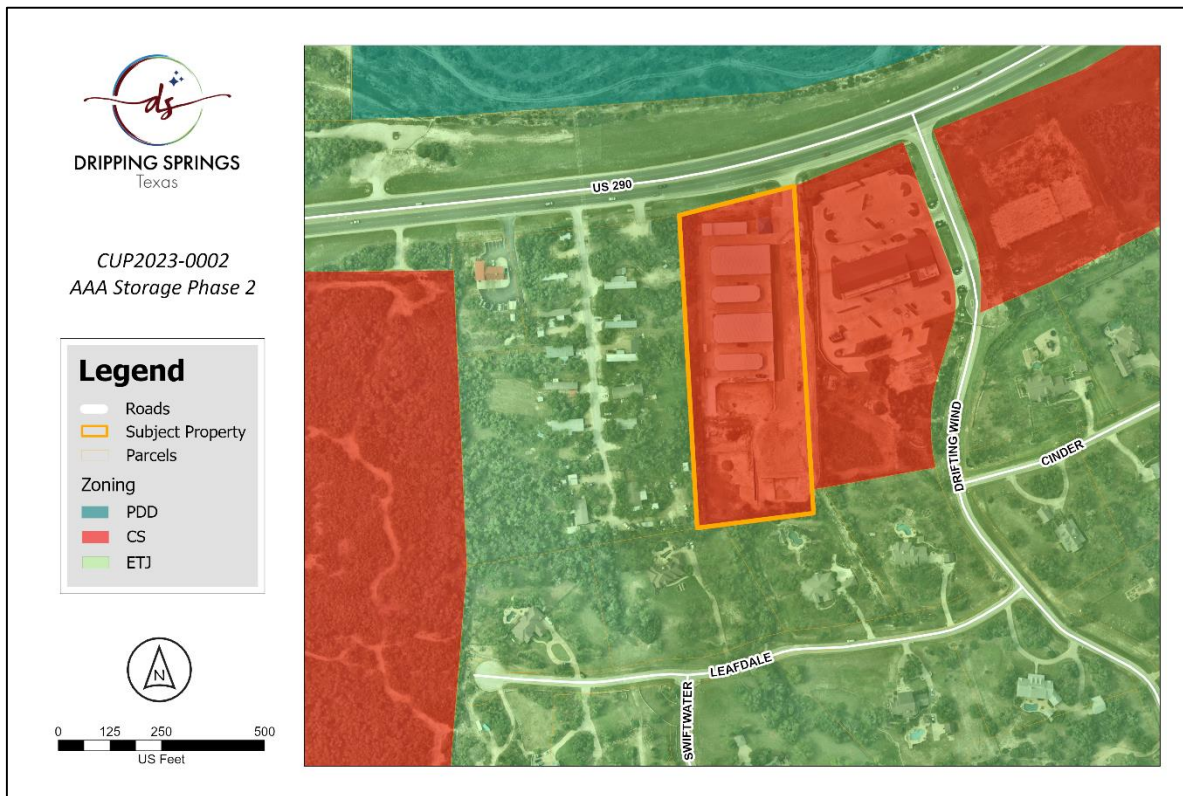
The applicant is requesting a Conditional Use Permit (CUP) to enable the expansion of self-storage and offices on a property zoned for commercial services. The existing use is currently self-storage/office which was approved with the site plan back when this property was in the ETJ. Since then, this development has been annexed and zoned.

This CUP not only serves to allow for the expansion of phase 2 but also to bring the property to compliance.

The expansion consists of 4 additional buildings, half of which will be storage and the remaining is to be flex.

Direction	Setback Code requirement
Front	Twenty-Five Feet (25')
Rear	Fifteen (15')
Side	Twenty-Five feet (25')

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	Comprehensive Plan
North	PDD – Gateway Village	Vacant Land. Future residential and commercial site	Not Shown
East	Commercial Services (CS)	Retail	
South	Extraterritorial Jurisdiction	Residential	
West	Extraterritorial Jurisdiction	Residential	

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Approval Criteria for Conditional Use Permit Review (3.17.6-Zoning Ordinance)

Approval Criteria	Staff Comments
<p>1. The proposed use at the specified location is consistent with the policies embodied in the Comprehensive Plan;</p>	<p>The following comprehensive goals support this request:</p> <ol style="list-style-type: none"> 1. Support the expansion of business and professional services. 2. Explore the potential for a co-working office space.
<p>2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;</p>	<p>The current zoning, Commercial Services (CS), permits commercial and retail uses. Mini-Warehouse/Self-Storage/office is allowed in the CS zoning district with the approval of a Conditional Use Permit (CUP).</p>
<p>3. The proposed use meets all supplemental standards specifically applicable to the use, as established in the Development Standards, Section 5;</p>	<p>The applicant will need to meet all development standards.</p>
<p>4. 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:</p>	<p>This property is similarly zoned to the lot to its east (CS). However, the properties directly to the west and the south are residential albeit in the ETJ. The recommended conditions have been evaluated and are mentioned below for this development to harmonize with its surroundings.</p> <p>Additionally, the southern-most building is set back from the rear property by approximately 126 feet.</p>
<p>a. 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;</p>	<p>Sidewalks are required along streets and will be enforced during the site plan review of phase 2 and adequate vehicular ingress and egress are shown on the plans.</p>
<p>b. Off-street parking areas, loading areas, and pavement type;</p>	<p>The applicant meets all parking requirements.</p>
<p>c. Refuse and service areas;</p>	<p>Dumpster locations and screening will be enforced on the site plan.</p>
<p>d. Utilities with reference to location, availability, and compatibility;</p>	<p>Utility availability is adequate. The site is served by DSWSC and will utilize an on-site septic system.</p>
<p>e. Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses;</p>	<p>The site plan for phase 2 will require a landscape plan to be submitted; landscape screening will be required within that plan. Additionally, screening will be required along the property boundaries adjacent to residential properties in accordance with section 5.10 of the Zoning Ordinance.</p> <p>The development will meet setback requirements per Zoning.</p>
<p>f. Control of signs, if any;</p>	<p>Signage will be done with a separate permit and will need to comply with the current sign ordinance in effect. Any variances will require approval.</p>

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g. Control of exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;	All existing and future lighting on the site must comply with the lighting ordinance. Lighting that does not comply must be replaced and/or updated to be in accordance with the Dark Sky Ordinance.
h. Required yards and open space;	Not applicable.
i. Height and bulk of structures;	All new buildings must meet the architectural standards.
j. Hours of operation;	The applicant can speak to access of the site from tenants, but the office on site will maintain normal business hours.
k. Exterior construction material, building design, and building facade treatment;	All new buildings must meet the architectural standards.
l. 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.
m. Provision for pedestrian access/amenities/areas;	Sidewalks are required along all streets and will be enforced during the site plan.
5. 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,	Staff finds that the proposed office/mini-warehouse/self-storage use will not be detrimental or damaging to the surrounding properties, these properties being similarly commercially zoned and ETJ.
6. Noise;	Staff is recommending landscape screening alongside masonry or wood screening to contain the noise within the site.
7. Odors; and	No concerns noted.
8. Dust.	No concerns noted.

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P&Z Action

At their meeting on August 22, 2023, the Planning & Zoning Commission unanimously voted to approve the conditional use permit with staff-recommended conditions along with some modifications and additions. The modifications and additions are highlighted in red below.

1. The locations of buildings and parking areas shall generally be consistent with the site plan provided with this request.
2. All existing and new lighting must comply with the City's Lighting Ordinance
3. The entire site must comply with the City's Landscape Ordinance
4. The applicant must provide 8-foot masonry screening along the western and southern property boundaries consistent with section 5.10.1 of the Zoning Ordinance.
5. Can not exceed 70% impervious coverage.
6. Remove the old silt fence and re-build the one that is falling down.
7. City Engineer Chad Gilpin review to ensure compliance with the SWPP drainage.
8. Maintain current hours of 9:00 a.m. to 9:00 p.m.
9. After-hours lighting for the new buildings needs to be controlled by motion detection after closing.

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 request. At the time of this report, staff has received one public comment.

Meetings Schedule

August 22, 2023 – Planning and Zoning Commission

September 5, 2023 - City Council Meeting

Attachments

Attachment 1 - Conditional Use Permit Application

Attachment 2 – Grading Plan/Site Plan

Attachment 3 – Concerns from the neighboring property to the south

Attachment 4 – Ordinance

Recommended Action:	Recommend approval of the request with the following conditions: <ol style="list-style-type: none">1. The locations of buildings and parking areas shall generally be consistent with the site plan provided with this request.2. All existing and new lighting must comply with the City's Lighting Ordinance3. The entire site must comply with the City's Landscape Ordinance4. The applicant must provide screening along the western and southern property boundaries consistent with section 5.10.1 of the Zoning Ordinance.
Alternatives/Options:	Recommend denial of the Conditional Use Permit; recommend approval of the Conditional Use Permit with no or alternate conditions.
Budget/Financial Impact:	None calculated at this time, but the City would receive additional sales tax revenue.
Public Comments:	Staff has received one public comment.
Enforcement Issues:	N/A
Comprehensive Plan Element:	Support the expansion of business and professional services. Explore the potential for a co-working office space.