



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 2, 2024
PREPARED BY: Michael Burrell, Interim Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Second and Final Reading: Consideration, discussion, and possible action on an ordinance Rezoning one (1) lot on 4 acres, more or less, and being located at 16005 E US Hwy 290, Manor, TX from (A) Agricultural to (C-2) Medium Commercial.

Applicant: Foresite

Owner: White Oak Development

BACKGROUND/SUMMARY:

This property was annexed on September 20, 2017, by Ordinance 483. It was zoned Agricultural as that is the default zoning after annexation if permanent zoning is not requested during the annexation.

This property has direct frontage on US Hwy 290 (approximately 220') and is located almost to the eastern extent of the city limits. It is near the intersection of US 290 and Ballerstedt Rd as well as US 290 and Abrahamson Road. The area is a mix of commercial, industrial, and residential uses. Most of the residential uses are on the lots behind the subject lot along Voelker Lane with the closest residential unit being 340' from the subject lot's southern property line. The property to the west is a self-storage business, the property across US 290 is vacant, and the property to the east is the property zoned for Heavy Commercial with stipulations on July 3, 2024, by ordinance 754. Within 750' are an industrial building housing a large mechanical/plumbing company, a concrete manufacturing facility, and the residential units along Voelker Lane.

This area on our Future Land Use Map is designated as Commercial Corridor. Commercial Corridors consist of nonresidential land uses that meet the needs of both local and regional residents. This includes big box stores and multi-tenant commercial or retail uses. They are typically located along high-volume roadways or at high-volume intersections and generate large amounts of sales tax revenue. The property owner is seeking to use the property for "mini-storage warehouse" which is a similar use as their direct neighbor to the west, Blue Star Storage. Under the city's zoning code, a Mini-storage warehouse is conditionally permitted in C-1 Light commercial, C-2 Medium Commercial, and C-3 Heavy Commercial zoning.

The conditions are as follows:

- The site is a minimum of four acres, which includes an office, enclosed individual self-storage lease space, and may include a caretaker residence and outdoor parking lease spaces for boats, RVs, trucks, and trailers, excluding storage of wrecked or inoperable vehicles, comprising no more than 20 percent of the gross site area.
- Any buildings with exterior access to the storage facilities do not exceed 12 feet in height, which may be increased to 16 feet for buildings built solely for boats and recreational vehicles.
- Any buildings with interior access to the storage facilities have a maximum height of 30 feet.
- Individual storage units cannot exceed 2,000 cubic feet, excluding units used to store boats, RVs, trucks, and trailers.
- A six-foot privacy fence encloses the entire area that includes the self-storage use, with exception of the office and its customer and employee parking.
- Any outdoor storage/parking of boats, RVs, trailers, etc. is located a minimum of 20 feet from any property line.
- If a caretaker residence is part of the use, it is in connection with the office at the entry to the development and is:
 1. A minimum of 800 square feet.
 2. Has a pitched roof.
 3. Has a maximum height of 30 feet.

The Planning and Zoning Commission voted to recommend approval with a vote of 5 yays and 1 abstention from Commissioner Nila with only these allowed uses:

- General retail sales, general
- Mini-storage warehouse
- Any use protected by law.

LEGAL REVIEW: Yes, Shruti Vanaparth, Associate Attorney
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Ordinance No. ___
- Letter of Intent
- Rezoning Map
- Aerial Image
- Comprehensive Plan FLUM
- Commercial Corridor Dashboard
- C-2 permitted uses
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

The city staff recommends that the City Council approve the second reading of Ordinance No. ___ Rezoning one (1) lot on 4 acres, more or less, and being located at 16005 E US Hwy 290, Manor, TX from (A) Agricultural to (C-2) Medium Commercial with only the above allowed conditions.

PLANNING & ZONING COMMISSION:

Recommend Approval
X

Disapproval

None
