



MEETING DATE: June 4, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Site Plan Approval for the construction of a temperature controlled self-storage facility named SecureCare Move It Self-Storage on the unrecorded Lot 1, Storage Depot No. 3 Subdivision located at 304 W. Griffin Pkwy. Applicant: SecureCare Moveit McAllen, LLC. c/o AVAD Capital, LLC, - Cervantes

NATURE OF REQUEST:

Project Timeline:

- March 27, 2025 – Site plan was first reviewed by the Staff Review Committee
- May 13, 2025 – Application for a Site Plan Approval submitted to the City
- June 4, 2025 – Consideration of the requested Site Plan Approval by the Planning and Zoning Commission (P&Z)

Summary:

- Submittal for a Site Plan Approval to ensure compliance with the zoning ordinance and to assist in the orderly development of the community.
- The site is located approximately 1,070 feet East of N. Holland Rd. along the North side of W. Griffin Parkway.
- This is an undeveloped site to be subdivided and include the extension and installation of utility services.
- The applicant is proposing three structures with a main entrance from a shared access driveway East of this development.
- All setbacks are being met as per the subdivision ordinances.
- There are no allocated parking stalls to this development. The storage units will be accessible by drive access lanes.
- Landscaping is to comply with the City's regulations and code ordinances and a lighting plan has been reviewed so that nearby residential properties will not be affected.
- There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates.
- The applicant must comply with any and all other format findings.
- No more than two permanent signs shall be allowed on one lot, except those lots with double frontage, in which case a maximum of three permanent signs will be permitted with at least one sign on each frontage.

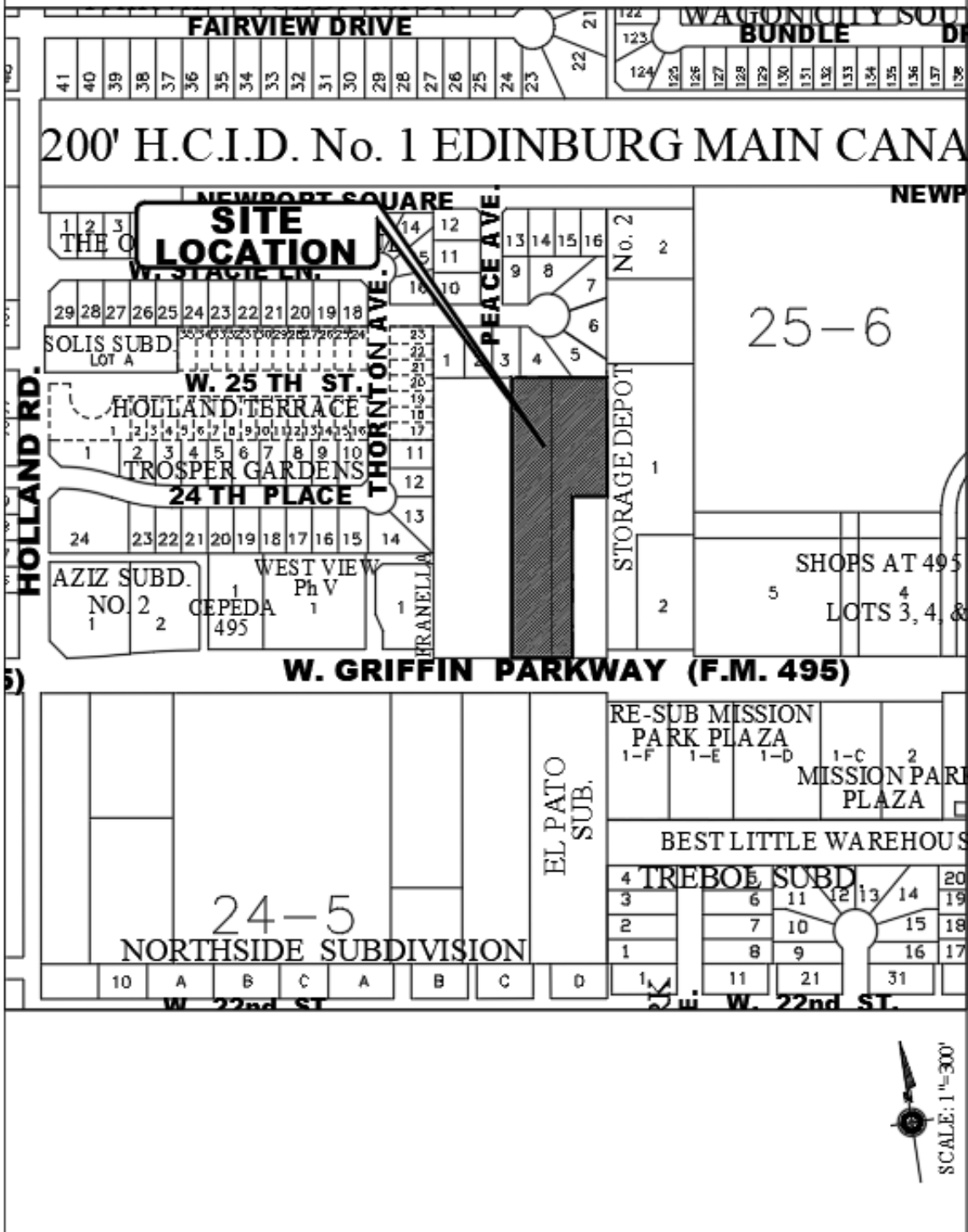
STAFF RECOMMENDATION:

Staff recommends approval of the Site Plan.

RECORD OF VOTE:	APPROVED:	_____
	DISAPPROVED:	_____
	TABLED:	_____

_____	AYES
_____	NAYS
_____	DISSENTING

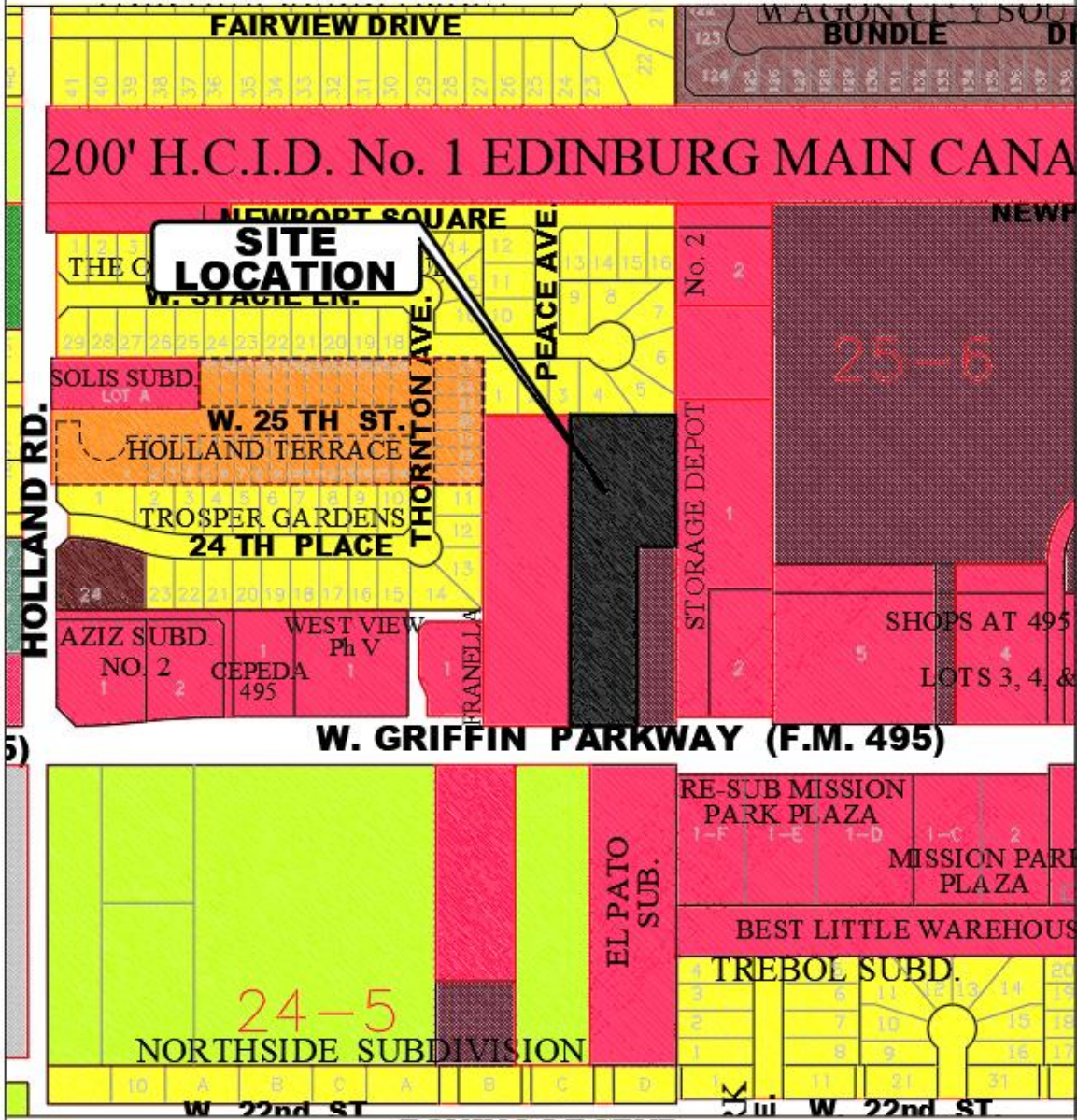
BASE MAP



AERIAL PHOTO



ZONING MAP



ZONING LEGEND

- AO-I AGRICULTURAL OPEN INTERM
- AO-P AGRICULTURAL OPEN PERMANENT
- R-1A LARGE LOT SINGLE FAMILY
- R-1T TOWNHOUSE RESIDENTIAL
- R-1 SINGLE FAMILY RESIDENTIAL
- R-2 DUPLEX-FOURPLEX RESIDENTIAL

- R-3 MULTI-FAMILY RESIDENTIAL
- R-4 MOBILE & MODULAR HOME
- R-5 HIGH DENSITY MFCT'D HOUSING
- C-1 OFFICE BUILDING
- C-2 NEIGHBORHOOD COMMERCIAL
- C-3 GENERAL BUSINESS

- C-4 HEAVY COMMERCIAL
- C-5 ADAPTIVE COMMERCIAL
- I-1 LIGHT INDUSTRIAL
- I-2 HEAVY INDUSTRIAL
- PUD PLANNED UNIT DEVELOPMENT
- P PUBLIC



SITE PLAN



B1 - 304 W. Griffin Pkwy

	Unit Type	Count	Area
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Temperature Controlled

BLDG A

	10 X 5	19	870 SF
	10 X 10	31	2990 SF
	10 X 15	20	2895 SF
	10 X 20	10	1915 SF

BLDG B

	10 X 5	19	870 SF
	10 X 10	31	2990 SF
	10 X 15	20	2895 SF
	10 X 20	10	1915 SF

BLDG C

	10 X 5	19	870 SF
	10 X 10	31	2991 SF
	10 X 15	20	2895 SF
	10 X 20	10	1915 SF

240

26011 SF

BUILDING FACADE

