



MEETING DATE: August 6, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Site Plan Approval for the construction of a temperature controlled self-storage facility named JAFRI Self-Storage on a 2.51-acre tract of land, more or less, out of and forming a part of Lot 28-6, West Addition to Sharyland Subdivision. Applicant: Syed Husain, - Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 18, 2025 – Site plan was first reviewed by the Staff Review Committee
- June 26, 2025 – Application for a Site Plan Approval submitted to the City
- August 6, 2025 – Consideration of the requested Site Plan Approval by the Planning and Zoning Commission (P&Z)

Summary:

- Proposed is the construction of a privately owned and operated temperature-controlled self-storage facility
- The subdivision is being designed for C-3 (General Business District) construction allowing for this type of business. The site will be compliant to its zoning requirements including setbacks and allowable uses. Submittal of the Site Plan will ensure compliance with the zoning ordinance and to assist in the orderly development of the community.
- The property is between Dawson Lane and E. 30th Street on the West side of N. Conway Ave. This is an undeveloped site to be subdivided and include the extension and installation of utility services.
- This project will be a 2-story building measuring a grand total of 26,563 square feet. The first floor will measure 13,300 square feet housing 89 units and will include a porch and a carport; the second floor will measure 12,646 square feet which will consist of 93 units.
- This site will have frontage to N. Conway Avenue and a 24 feet access easement along the North side which is paved and equipped with curb and gutters.
- There will be 8 parking stalls allocated 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.

- 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: _____

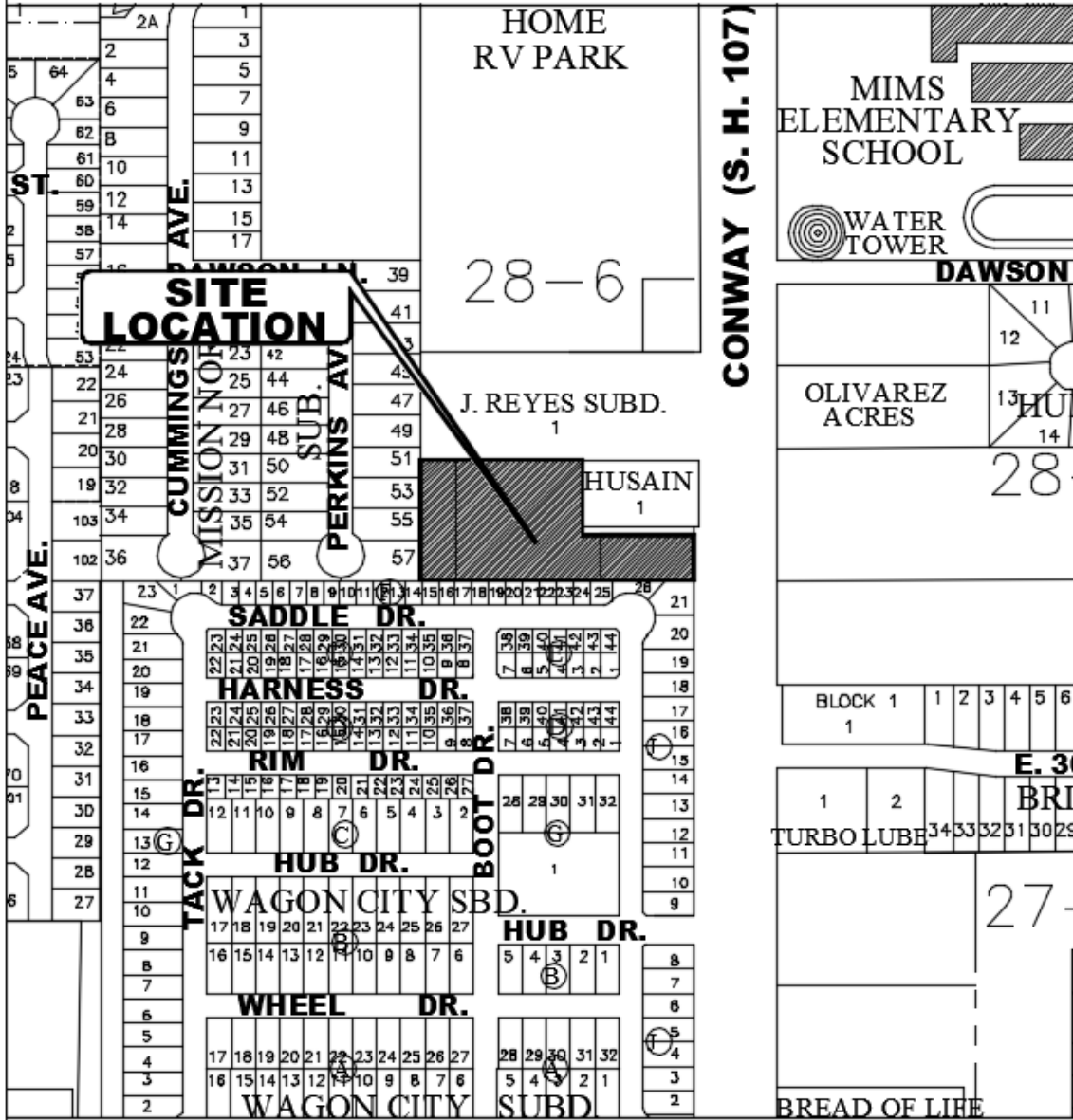
TABLED: _____

_____ AYES

_____ NAYS

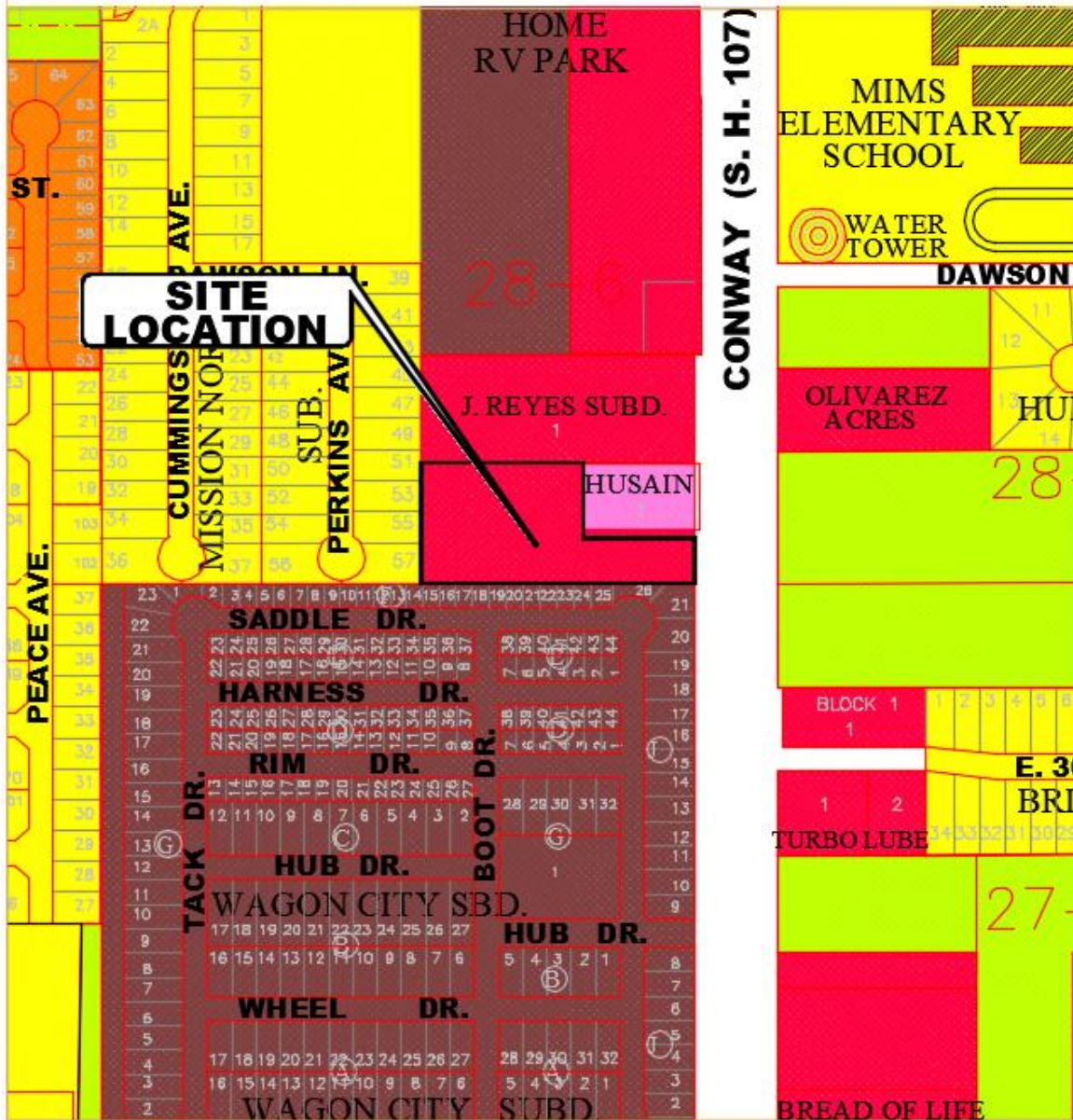
_____ DISSENTING _____

BASE MAP



SITE PLAN

ZONING MAP

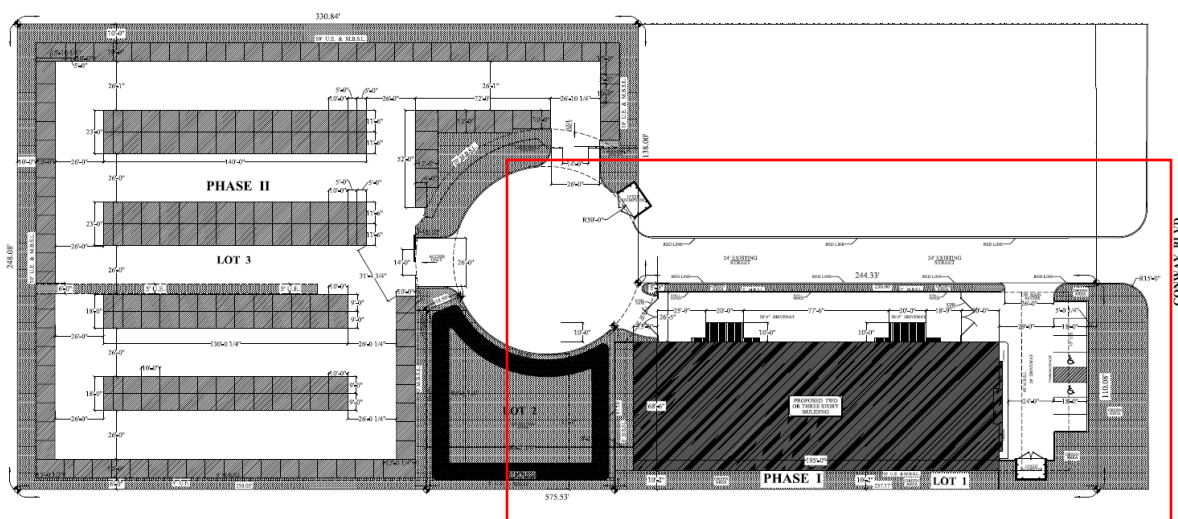


ZONING LEGEND

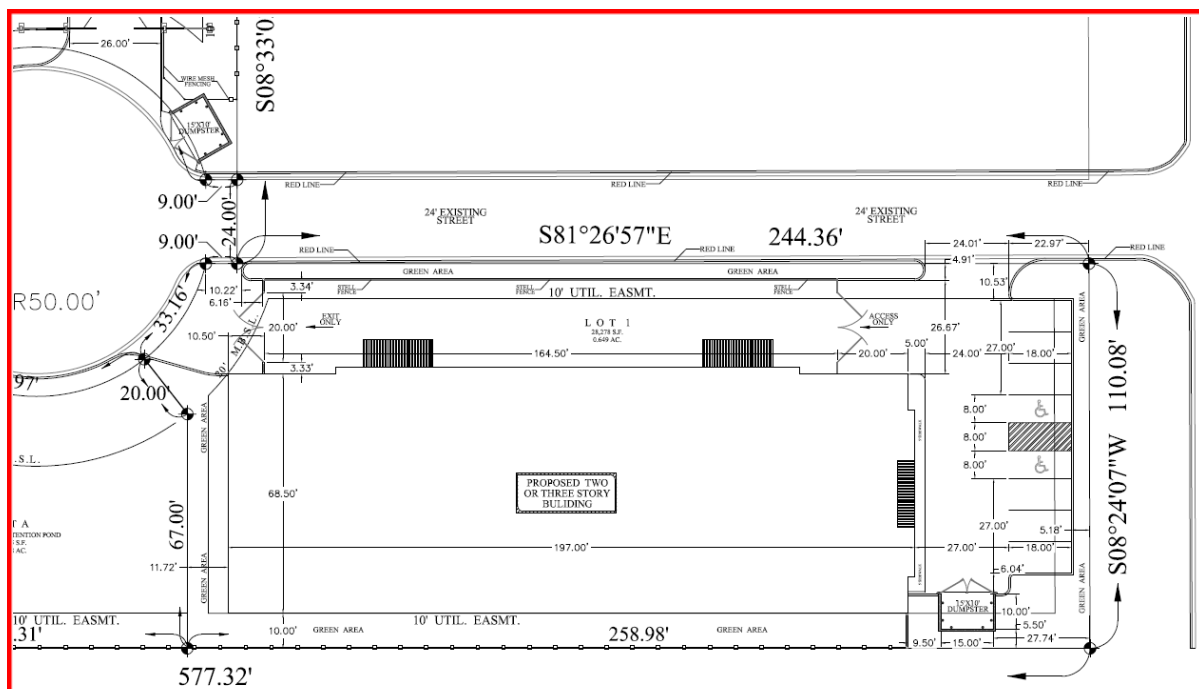
	AO-1 AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	AO-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MPCTD HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		I-2 HEAVY INDUSTRIAL
	R-1 SINGLE FAMILY RESIDENTIAL		C-2 NEIGHBORHOOD COMMERCIAL		PUD PLANNED UNIT DEVELOPMENT
	R-2 DUPLEX-FOURPLEX RESIDENTIAL		C-3 GENERAL BUSINESS		P PUBLIC

AERIAL PHOTO

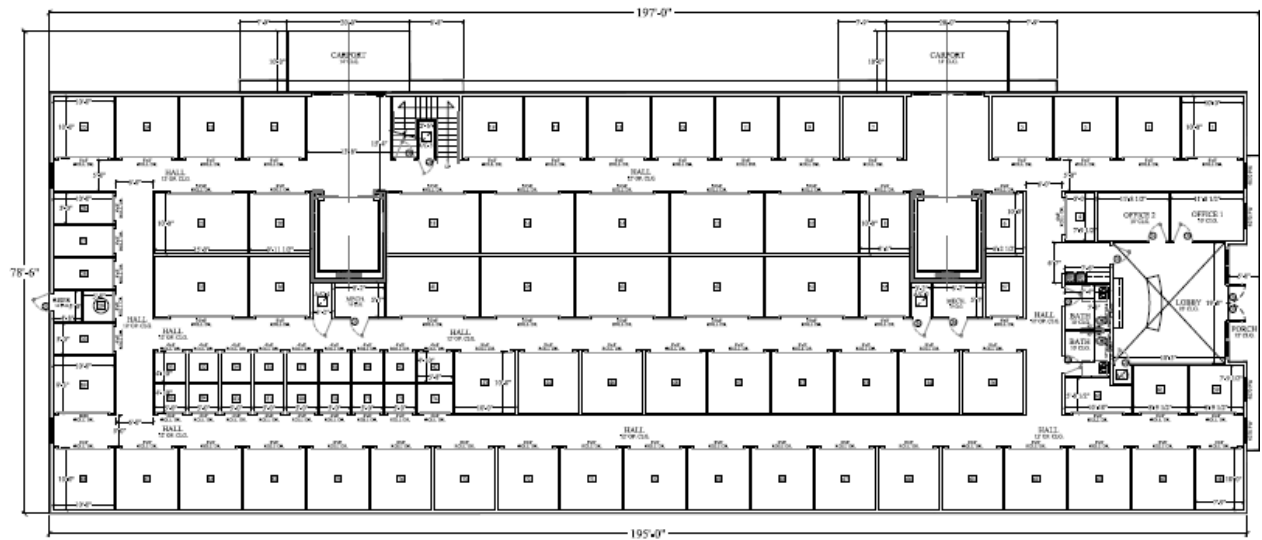




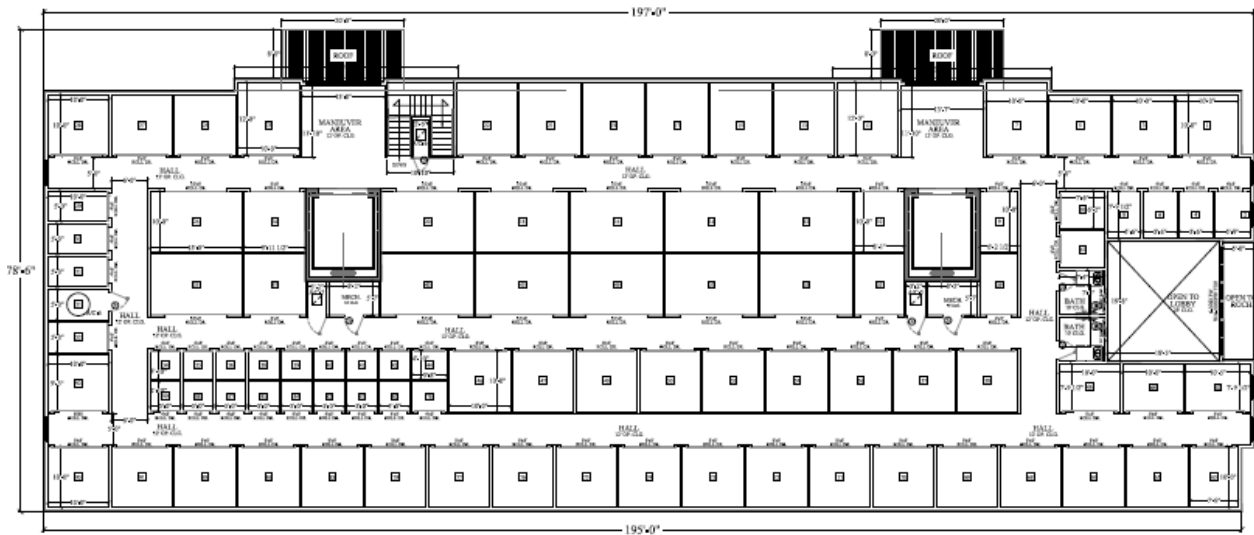
SITE PLAN
SCALE: N.T.S.
SELF STORAGE



BUILDING LAYOUT



1st. FLOOR PL.
Scale 1:10



2nd. FLOOR PL.
Scale 1:10

SELF STORAGE W-A/C

PHASE I :	
1st. FLOOR PL.	13,300 SQ. FT.
2nd. FLOOR PL.	12,646 SQ. FT.
PORCH	153 SQ. FT.
CAR-PORT	464 SQ. FT.
TOTAL AREA	26,563 SQ. FT.

RENDERING

