



# Wylie City Council

## AGENDA REPORT

Department: Planning  
Prepared By: Jasen Haskins, AICP

Account Code: \_\_\_\_\_

### Subject

Hold a Public Hearing to consider, and act upon, a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) to allow for expansion of a self-storage use on 4.282 acres, property located at 3475 W. FM 544 (ZC 2021-27).

### Recommendation

Motion to approve Item as presented.

### Discussion

**OWNER: Great American Storage Partners LLC**

**APPLICANT: Brian Roach**

The applicant is requesting a Special Use Permit (SUP) to allow for the continued use and expansion of a self-storage business on 4.282 acres generally located at 3475 W. FM 544.

The original site plan for Right Space Storage was approved in October of 2003. Any expansion to the development requires a Special Use Permit as the use is currently legally non-conforming due to the use no longer being allowed by-right in the Commercial Corridor (CC) zoning district.

The Special Use Permit request proposes to add one building that measures 3,155 sq. ft. and a second building which measures 7,440 sq. ft.

The conditions allow for the site to have a minimum of 15% of landscaping. The site currently has approximately 16% of landscaping. The site provides five parking spaces with one being an ADA space.

The new structures are proposed to match the existing self-storage buildings by providing a brick exterior. At the recommendation of the Planning and Zoning Commission, the site has been limited to a maximum of one story or 15' in height for the entirety of the use (Section III.2).

The site is mostly screened from FM 544 by commercial properties to the south and east. The railroad is to the north and McCreary Road is to the west. Both are screened with a brick wall and landscape buffers. See Staff Exhibit "A."

The proposed additions are not altering any of the existing fire lane or vehicular access throughout the site.

A site plan review and approval shall be required prior to any building permits being applied for.

Notifications/Responses: 11 notifications were mailed with no responses received in favor or in opposition of the request.

**P&Z Commission Discussion**

The Commission voted 7-0 to recommend approval with the addition of a SUP condition limiting the height of the self-storage to one story.

**Financial Summary/Strategic Goals**

Planning Management