

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF JANUARY 9, 2017

PUBLIC HEARING AGENDA Item #16- SU161203 - Specific Use Permit - Move It Self Storage (City Council District 2). Planner Savannah Ware presented the case report and gave a Power Point presentation to a Specific Use Permit to authorize the expansion and codification of an existing self-storage facility. The applicant is proposing to convert a portion of a 15,397 sq. ft. retail building to a self-storage building and add moving truck rentals to the site's overall operation. The subject property is zoned Commercial (C) District and within the SH 161 Corridor Overlay District. The property is generally located at the northwest corner of Enterprise Drive and Robinson Road and legally described as Lots 1 and 2, Block B of Enterprise Commercial Park Addition. The agent is Steve Sullivan, Sullivan Architecture, Inc., the applicant is Jay Maxwell, Move It Management, and the owner is Tracy Taylor, NSA Op, LP.

Ms. Ware stated development of the self-storage facility began in 1975; at this time mini-warehouses were permissible by right on properties zoned Commercial District. In 1981 the zoning ordinance was amended to require a Specific Use Permit for self-storage facilities. Construction of additional buildings at the rear of the facility in 1983 required a Specific Use Permit. SUP 348 does not include the entire facility. This Specific Use Permit will incorporate the portion of the facility constructed before an SUP was required and apply to the entire facility. The applicant is proposing to convert the first building in the facility from retail space to storage units. While this building was constructed before a Specific Use Permit was required for mini-warehouses, it has been used for retail; the mini-warehouse use was never established. This Specific Use Permit will authorize the conversion of the retail space to storage units. The applicant is proposing to add moving truck rentals to the operations of the facility. This Specific Use Permit will allow moving truck rentals and establish operational standards for the use.

Ms. Ware stated the existing facility consists of 13 buildings and 587 storage units. The hours of operation are 9:00 a.m. – 6:00 p.m., Monday through Friday and 9:00 a.m. – 3:00 p.m. on Saturday. Gate access hours are 6:00 a.m. – 10:00 p.m., seven days a week. The applicant intends to relocate the leasing office to the first building and convert the remaining square footage to storage units. A portion of the building has already been converted to storage units. A demolition permit has been issued to prepare for the conversion of an additional 6,790 square feet of the building to storage units. One retail space remains occupied by a tenant. Once the retail space has been vacated, the remaining portion of the building will be converted to storage units. The applicant intends to rent U-Haul moving trucks and trailers and anticipates having 1-2 rentals on-site. Nine parking spaces have been designated for the rentals. These spaces are located behind the facility's fence and are not visible from Robinson Road. U-Hauls that are returned to the facility after hours of operation will be parked in spaces designated for after-hours drop-off. These spaces are located behind the first building. An employee will move U-Hauls returned after-hours to one of the designated spaces behind the fence no later than 10:00 a.m. the following day.

Ms. Ware stated the Development Review Committee recommends approval with the following conditions:

1. All rental trucks and trailers are limited to the designated spaces,

2. Rental trucks and trailers returned after the hours of operation are parked in designated after-hours spaces,
3. Trucks and trailers returned after the hours of operation are moved to one of the designated spaces behind the fence no later than 10:00 a.m. the following day,
4. The applicant provide and maintain signage identifying the designated parking spaces, and
5. Rental trucks and trailers are prohibited in the parking lot fronting Robinson Road.

Chairperson Motley noted there were no questions for staff, opened the public hearing, and asked for speakers.

Jay Maxwell with Move It Management, 12655 N. Central Expressway, Ste 925, Dallas, TX stepped forward representing the case and to answer questions from the Commission.

Chairperson Motley asked if he were traveling south on Robinson Road would the units be visible, would he be able to see them off Robinson Road.

Mr. Maxwell replied no, the units would be screened by the facility's fence and would not be visible from Robinson Road the applicant intends to relocate the leasing office to the front of the building.

Commissioner Lopez asked when the customers come in to rent a truck would the truck be brought up to the front of the building.

Mr. Maxwell stated the customer would be taken back where the trucks are parked.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case SU161203 as recommended by staff and the exterior of the building facing Robinson Road must remain the same as a store front. The action and vote being recorded as follows:

Motion: Spare

Second: Moser

Ayes: Conner, Johnson, Lopez, Moser, Motley, Dr. Perez, Smith, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**