

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 1, 2016**

PUBLIC HEARING AGENDA Item #14 – SU121201A/S121201A – Specific Use Permit/Site Plan Amendment – Sunbelt Self-Storage (City Council District 6). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for approval to amend Specific Use Permit No. 918 (Ordinance No. 9559-2013) for Sunbelt Self-Storage, an operating mini-storage facility with outside storage. The applicant is specifically seeking to amend the approved hours of operation from 6:00 AM - 9:00 PM to 6:00 AM - 12:00 PM (midnight). No other changes are proposed. The 4.63-acre property, zoned Commercial One (C-1) District and within the S. H. 360 Corridor Overlay District, is addressed as 3015 New York Avenue. The property is located at the northwest corner of New York Avenue and Mirabella Boulevard. The owner/applicant is Sunbelt Land Development 360, Ltd. and the owner is Walter Nelson.

Mr. Hinderaker stated all non-residential development located within an overlay district requires site plan approval from the Planning and Zoning Commission and the City Council at a public hearing. Development located within a corridor overlay district must meet the minimum requirements prescribed in the UDC for the property's underlying zoning district classification, and adhere to the additional architectural standards specified in UDC, Appendix F "Corridor Overlay District Standards." The existing facility consists of 3,100 square foot two story masonry structure for the leasing office and the manager's living quarters located adjacent to New York Avenue which will be the main entry. The 1,550 square foot leasing office will be located on the first floor with the 1,550 square foot living quarters being on the second floor. There are seven masonry and metal buildings of various sizes used exclusively for storage located around the perimeter of the site. Three additional storage buildings are located on the interior of the site that are constructed of metal. There is also a 19,290 square foot open area shown on the site plan for recreational vehicle and boat storage. The facility functions as full service storage facility with both climate controlled and non climate controlled units. It also includes an open RV and boat storage area on the interior of the site. The facility has a on site manager that will live and work on the site. Access to the site is via a coded entry at a security gate along New York Avenue. For additional security the site is monitored by a video surveillance system. The site is also enclosed by a combination of exterior masonry walls, fences and wrought iron fencing.

Mr. Hinderaker stated Via Ordinance No. 9559-213, the current approved hours of operation are 8:30 a.m. to 7:00 p.m. Monday thru Friday, 8:30 a.m. to 5:00 p.m on Saturday, and 12:00 p.m. to 5:00 pm on Sunday. Gates to the storage areas are accessible by coded entry from 6:00 a.m. to 9:00 p.m. seven days a week.

Mr. Hinderaker stated staff has received one letter of opposition to the requested extended gate hours. The Development Review Committee is not opposed to the request.

Vice-Chairperson Moser noted there were no more questions for staff, opened the public hearing, and asked for speakers.

Walter Nelson, 1812 Carla Avenue, Grand Prairie, TX was present representing the case and to respond to questions from the Commission. What has change is the demand for more RVs and

Boat storage therefore their cliental have express concerns with the hours of operation due to having more daylight. The gate located along Mirabella is locked for emergency's exits only.

Johnny Campbell, New Your Avenue, Grand Prairie, TX and Max Coleman, 9 Heritage Court, Grand Prairie, TX where present in support of this request.

There being no further discussion on the case, Commissioner Womack moved to close the public hearing and approve case SU121201A/S121201A as presented and recommended by staff, with a one year review from date of approval. The action and vote being recorded as follows:

Motion: Womack

Second: Spare

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

Nays: None

Approved: 8-0

Motion: **carried.**