



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
AUGUST 7, 2017**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Commissioners Charlie Womack, John Lopez, Cheryl Smith, Joshua Spare, Shawn Connor, Janie Adhikari, Clayton Fisher, and Eduardo Carranza.

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Bill Crolley, Assistant City Manager, Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Steve Alcorn, Assistant City Attorney, Daon Stephens, Transportation Planner, and Chris Hartmann, Executive Assistant.

PUBLIC HEARING AGENDA Item #12– SU170801 - Specific Use Permit - Life Storage Phase 2 (City Council District 6). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Specific Use Permit/Site Plan to allow for amending an existing SUP for proposed expansion of an existing mini-warehouse self-storage facility. Proposed Phase 2 consists of 241 additional units. The 4.046 property is generally located south of W. Westchester Parkway and approximately 600 feet west of S. Carrier Parkway (335 W. Westchester Pkwy). The property is zoned Planned Development 173 (PD-173) with Specific Use Permit 645 (SUP-645). The agent/applicant is Tracy LaPiene, Ridinger Associates and the owner is Robert Fisher, SH 746-755 LLC.

Mr. Lee stated access will be from an existing drive which connects to W. Westchester Parkway. No access will be provided to Carrier Pkwy. The existing access drive, drive aisles, fire lane, and parking areas are all paved with concrete in compliance with the Unified Development Code. Article 10 of the UDC requires Mini-warehouse uses provide a minimum of six parking spaces for customers and employees. The site provides six spaces plus one accessible parking space, for a total of 7 spaces. Phase 1 was developed in accordance with the adopted site plan with single-story brick-clad buildings. For Phase 2, the applicant proposes a single two-story building 25 feet in height which is 100% brick-clad along the northern and eastern facing elevations with approximately 30% brick and 70% stucco on the western and southern elevations. The proposed 2-story height and partially brick-clad building is inconsistent with the original approved SUP, which showed completely brick clad, single story buildings, but is consistent with current masonry standards in the UDC. Mr. Lee stated Phase 2 is proposed in an area of significant vegetation and trees. As proposed, the new 37,560 square foot addition would require the removal of a significant portion of existing tree stand. However, the applicant's landscape plan indicates preservation of approximately 20'-30' of natural vegetation around the proposed

building to buffer it from adjacent properties. The UDC requires minimum 5% of site be landscaped, while the Site Plan provides for 15% landscaping in compliance with the UDC.

Mr. Lee stated for a two-story commercial building, given the established single-story commercial development in the Westchester Commercial area, and the existing single family residential southwest of the proposed building. However, staff and the applicant have worked to address concerns regarding building design and visual impact. The proposed building sits near the intersection of Carrier Pkwy. and Westchester Pkwy. in the heart of the Westchester community. The surrounding commercial land is almost completely built out, with a relative shortage of tree canopy. Given the efforts the applicant has made to preserve a meaningful portion of tree stand on this property, staff is supportive of the modification to the Specific Use Permit and recommends approval.

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

Tracy LaPiene with Ridinger Associates, 550 S. Edmonds Lane, Suite 101, Lewisville, TX stepped forward representing the case and to answer questions from the Commission. The original specific use permit was for a single story unit what they are proposing with this specific use permit is a two-story climate control building the reasoning for constructing a two-story building is to preserve some of the existing trees and vegetation onsite.

Commissioner Smith said we have seen so many storage facilities lately, is there a market for these types of uses, and how many of these storage units do they have in the city.

Mr. LaPiene said they conduct a market study and the study shows there is a need for more storage units in this area.

Commissioner Connor asked if the applicant has made any contact with neighborhood or HOA regarding the expansion.

Robert Fisher with Life Storage, 3400 HSBC Center, Buffalo, NY stated they did speak with the Westchester HOA representative, who indicated there was a need for climate control units, these are the only unit they have in the city.

Commissioner Spare asked if there is a reason for not having any façade breaks.

Mr. Fisher stated they are providing white vertical breaks within the façade.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve cases SU170801 as presented and recommended by staff, with the addition that the owner preserve some of the existing trees and vegetation and provide white vertical bricks to break up the façade. The action and vote being recorded as follows:

Motion: Spare

Second: Lopez

Ayes: Adhikari, Carranza, Connor, Fisher, Lopez, Motley, Smith, Spare, and Womack

Nays: None
Approved: 9-0
Motion: **carried.**