

Legislation Text

File #: 19-4048, **Version:** 1

Conduct a public hearing and consider an ordinance for Application No. Z1018-0071, submitted by Daniel Boswell on behalf of 1st Choice Self Storage for a change of zoning from General Retail to Planned Development - General Retail to allow mini-warehouses and all other uses permitted in the General Retail zoning district, located at 23300 Interstate Highway 635.

(One response in favor and none in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations. This item was postponed at the March 4, 2019, and March 18, 2019, City Council meetings.)

The applicant is proposing to construct self-storage units on a vacant 15-acre parcel located at the northeast corner of Interstate Highway 635 and Cartwright Road. The site has not previously been developed, due in large part to the property being the site of a former landfill. In addition to allowing the use, the applicant is proposing a Planned Development to alter the Zoning Ordinance requirements for self-storage units.

Since the City Council meeting on March 18th, the applicant has agreed to construct a new long-span precast decorative screening wall along the north and east property lines, except where the self-storage buildings are located. The back sides of the buildings will be solid masonry and serve as screening. The new screening exhibit is attached to the draft ordinance.

A second comment form was received in favor of the request, but from outside of the required notification area.

At the February 25, 2019, meeting, the Planning and Zoning Commission voted to recommend approval by a vote of 7-0.

Recommended/Desired Action

Following a public hearing staff recommends approval.

Attachment(s)

Case Summary
Staff Report and Maps
P&Z Minutes
Ordinance

Drafter

Jeff Armstrong

Head of Department

Jeff Armstrong