MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: June 2, 2025

SUBJECT: <u>Public Hearing</u>: **Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Granting a Special Use Permit for a Self-Service Storage Facility on Approximately 3.97 Acres Legally Described as Highpoint Oaks Addition, Lot 3R2, Block C, Located at 2710 Denton Tap Road and Zoned Light Industrial (LI) Zoning District; and Providing for a Savings Clause, Repealer, Severability, Penalty, and an Effective Date; as Requested by Extra Space Storage, Inc. and Masterplan, on Behalf of Sovran Acquisition LP, the Property Owner (Case No. 25-02-1-SUP).**

BACKGROUND:

Extra Space Storage has operated a self-service storage facility and a small flex office/warehouse at this location since 2007, before the City adopted special use permit (SUP) requirements. In 2022, a fire destroyed one of the buildings used as an office warehouse facility and was subsequently demolished. The applicant proposes to build a new three-story self-service storage building within the original one-story building's footprint. Section VII.2.4. of the Unified Development Code (UDC) requires the approval of an SUP since this is an expansion of the original site. The Planning and Zoning Commission recommended unanimous approval (6-0) on May 6, 2025.

ANALYSIS:

Site, Landscaping, and Building

The applicant proposes to build a new three-story self-service storage facility in the footprint of the demolished building and modify the site's internal circulation to add a new access point. The chart below illustrates a comparison between the previous building with the proposed building:

Previous Building	Proposed Building
1 story	3 stories
13 flex office/warehouse units	346 self-storage units
>80% brick/stone facade	>80% brick/stone facade

Landscaping that has died since the original planting will be replaced. No additional landscaping is required and there is no space for additional landscaping along the street. The applicant is proposing some foundation plantings that are not required.

A billboard, the result of an agreement with the City that removed several other billboards in the area, exists on the site. The city also has an agreement to advertise on this digital billboard.

Compatibility Criteria for Approval

Article III, Chapter 9, Section 2 of the UDC lists the criteria for approval for special use permits. Staff's analysis for each criterion is outlined below:

A. Compatibility with surrounding uses and community facilities.

The surrounding area is zoned Light Industrial (LI). The proposed use already exists and this SUP will allow its expansion. The site may only be accessed through the adjacent properties, which are compatible and contain offices, retail centers and warehouses.

B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area.

The Business 121 Corridor Plan identifies this site as "Industrial Employment", which supports uses including light industrial, manufacturing, wholesale trade, general retail, commercial services, and professional offices. This request aligns with the plan's intent.

C. Enhancement or promotion of the welfare of the area.

The proposed SUP brings additional utility to the site and provides additional services for Lewisville residents. The current space is vacant, and access is limited. A self-service storage facility is an appropriate use at this location.

D. Whether the use will be detrimental to the public health, safety, or general welfare; and

Staff does not anticipate any negative impacts to the public health, safety, or general welfare.

E. Conformity with all zoning regulations and standards.

The site will meet all development standards. No alternative standards are required for this project.

Summary

Staff finds that the proposal meets the compatibility criteria for SUP approval and anticipates little to no impact on adjacent properties.

<u>CITY STAFF'S RECOMMENDATION:</u>

That the City Council approve the ordinance as set forth in the caption above.