

## MEMORANDUM

**TO:** Planning & Zoning Commission

**FROM:** Jon Beckham, AICP, Senior Planner

**DATE:** May 6, 2025

**SUBJECT:** Public Hearing: Consideration of 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, Zoned Light Industrial District (LI); 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 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 storage building within the original one-story building's footprint. Section VII.2.4. of the Unified Development Code requires the approval of a SUP as this is an expansion of the original site.

### **ANALYSIS:**

#### *Site, Landscaping and Building*

The applicant proposes to build a new three-story self-storage facility in the footprint of the demolished building and modify the site's internal circulation to add a new access point. The proposed building has the following elements:

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

All landscaping shown with the originally approved site plan is provided with this SUP.

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 follows:

**A. Compatibility with surrounding uses and community facilities.**

The surrounding area is zoned Light Industrial (LI). The proposed use already exists and this SUP allows its expansion. The site may only be accessed through the adjacent properties which are 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 include 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. Self-storage is an appropriate use here.

**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.

*Summary*

Staff finds the proposal meets the compatibility criteria for SUP approval and anticipates minimal impact on adjacent properties.

**CITY STAFF’S RECOMMENDATION:**

That the Planning & Zoning Commission recommend approval of the SUP as set forth in the caption above.