



---

**AGENDA INFORMATION SHEET**

**DEPARTMENT:** Department of Development Services

**CM:** Todd Hileman

**DATE:** June 20, 2017

**SUBJECT**

Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, amending Subsection 35.5 of the Denton Development Code, pertaining to the self-service storage use and adding a Limitation 35 (L35) to provide requirements for self-storage use; and providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. The Planning and Zoning Commission recommended approval (5-1) of the request. (Z17-0001)

**BACKGROUND**

The applicant, Mike Coker with Coker Company, has requested to amend the Denton Development Code (DDC) to permit self-service storage use in the Community Mixed Use General (CM-G) District with a Specific Use Permit (SUP) and enhanced site design requirements.

Prior to the adoption of the DDC in 2002, this use was permitted in the Commercial and Central Business zoning districts, resulting in the development of sprawling self-storage facilities along Denton's commercial corridors and in the downtown area. These developments were used for dead storage for excess personal property and were often designed in a manner similar to warehouse facilities.

With the adoption of the DDC, self-service storage uses were permitted by right only in the Employment Center Commercial (EC-C), Employment Center Industrial (EC-I), Industrial Center Employment (IC-E), and Industrial Center General (IC-G) districts. There are no specific design criteria associated with these developments as it relates to building materials and appropriate screening mechanisms.

Self-service storage can be appropriate along commercial corridors in the vicinity of residential neighborhoods, as it does not typically produce substantial nuisances such as light, noise, or traffic; however, the facilities must be designed thoughtfully to ensure the development is complementary of the existing and future built-out character of the adjacent uses.

The applicant has proposed site design requirements for the development of storage facilities. The following DDC amendments are proposed by the applicant:

- Outline the requirements of a new limitation, L(35): Self-Service Storage uses must comply with the following provisions:
  1. All sides of a self-service storage facility shall be constructed of 100 percent masonry, stone, architectural concrete block with integrated color (split-face CMU), stucco, or concrete tilt-wall (colored or stamped).

2. The limitation on exterior materials is exclusive of fenestrations such as doors, windows, glass, and entryway treatments. Glass may not account for more than 70 percent of the exterior wall area.
  3. No overhead bay doors and/or storage unit doors may be visible from adjacent property or public right-of-way.
  4. No outdoor storage permitted.
  5. All proposed fencing materials are limited to masonry and wrought iron and shall be constructed in compliance with the fencing requirements stipulated in the DDC, as amended.
  6. Landscape buffers shall be provided in accordance with the landscaping and buffer requirements stipulated in the DDC, as amended.
- Permit self-service storage in CM-G District with a Specific Use Permit (SUP) and L(35).

During an analysis of the request, the Planning Division determined that the following additional requirements were pertinent to encourage high-quality self-storage facilities that reflect the intent of the zoning districts and result in development that is sensitive to its surroundings:

- Classify self-service storage as a commercial land use category and remove the use from the industrial land use category in all zoning districts.
- EC-C and EC-I Districts are often located in high-visibility areas near residential neighborhoods as reflected in Exhibit 5. Therefore, an SUP and L(35) are recommended for the self-service storage use in these districts to ensure compatibility with the surrounding environment. Currently the use is permitted without limitation.
- CM-G District is intended to develop with a pedestrian-friendly, mixed-use character and compact development of two-and three-story structures. As such, an additional requirement within L(35) is recommended, stating that all individually leased storage units must be contained within a climate-controlled building. This limitation encourages a compact development pattern for self-service storage in order to meet the site design goals of commercial areas and ensure the aesthetic compatibility with the surrounding land use pattern.

A full analysis of the request has been attached in Exhibit 2.

## **OPTIONS**

1. Approve as submitted.
2. Approve subject to conditions.
3. Deny.
4. Postpone consideration.
5. Table item.

## **RECOMMENDATION**

The Planning Division recommends approval of the request with the following conditions:

- Classify self-service storage as a commercial land use category and remove the use from the industrial land use category in all zoning districts.
- New limitation, L(35): Self-Service Storage uses must comply with the following provisions:
  1. All sides of a self-service storage facility shall be constructed of 100 percent masonry, stone, architectural concrete block with integrated color (split-face CMU), stucco, or concrete tilt-wall (colored or stamped).

2. The limitation on exterior materials is exclusive of fenestrations such as doors, windows, glass, and entryway treatments. Glass may not account for more than 70 percent of the exterior wall area.
  3. No overhead bay doors and/or storage unit doors may be visible from adjacent property or public right-of-way.
  4. No outdoor storage permitted.
  5. All proposed fencing materials are limited to masonry and wrought iron and shall be constructed in compliance with the fencing requirements stipulated in the DDC, as amended.
  6. Landscape buffers shall be provided in accordance with the landscaping and buffer requirements stipulated in the DDC, as amended.
  7. All individually leased storage units must be contained within a climate-controlled building.
- Permit self-service storage in CM-G District with an SUP and L(35).
  - Modify EC-C and EC-I Districts to require an SUP and L(35) for self-service storage. Currently the use is permitted without limitation.

To comply with the public hearing notice requirements, a notice was published in the Denton Record Chronicle. As of this writing, no responses have been received.

### **PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

A public hearing for the proposed DDC amendment was held at the April 12, 2017 Planning and Zoning Commission (P&Z) meeting.

During the discussion, the P&Z expressed concerns regarding the recommendation for L(35) that “all individually leased storage units must be contained within a climate-controlled building” could increase the height of the use adjacent to residential neighborhoods. This increased height could create visual impacts for nearby residents. Furthermore, after much deliberation, P&Z concluded that the SUP requirement for CM-G District would provide sufficient scrutiny for development near neighborhoods and commercial areas, and that the proposed design requirements embedded within the Limitation L(35) would be too limiting for future development.

At the closure of the public hearing, a motion was made to recommend approval of the DDC amendment to permit self-service storage with an SUP in CM-G, EC-C, and EC-I Districts. This motion failed. A second motion was made to permit self-service storage with some limitations for site design in CM-G District. This motion failed. A third motion was made to approve the request to permit self-service storage with an SUP in CM-G District and to classify self-service storage as a commercial land use category and remove the use from the industrial land use category in all zoning districts. This motion passed 5-1.

### **STRATEGIC PLAN RELATIONSHIP**

The City of Denton’s Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific City Council agenda item contributes most directly to the following KFA and goal:

**Related Key Focus Area: Economic Development**

**Related Goal: 3.4 Encourage development, redevelopment, recruitment, and retention**

### **EXHIBITS**

1. Agenda Information Sheet

2. Staff Analysis
3. Applicant Narrative
4. Proposed Subchapter 5
5. CM-G, EC-C, EC-I, IC-E, IC-G Districts
6. Planning and Zoning Commission Meeting Minutes
7. Presentation
8. Draft Ordinance

Respectfully submitted:  
Munal Mauladad  
Director of Development Services

Prepared by:  
Julie Wyatt  
Senior Planner