



AGENDA MEMORANDUM
Public Hearing and First Reading for the City Council Meeting of March 10, 2015
Second Reading for the City Council Meeting of March 24, 2015

DATE: February 17, 2015
TO: Ronald L. Olson, City Manager
FROM: Daniel Grimsbo, P.E., Director, Development Services Department
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Amendment to the Unified Development Code to increase the self-storage use compartment size limitation

CAPTION:

Ordinance amending the Unified Development Code (“UDC”) by revising Section 5.2.14.C allowing an increase in self-storage use compartment sizes from 400 square feet to 500 square feet; and providing for severance, penalties, and publication.

PURPOSE:

The purpose of this item is to amend the UDC’s limitation on compartment sizes for self-storage uses. The current 400 square foot size limitation allowed in certain commercial zoning districts¹ is too small to accommodate many recreational vehicles and boats.

BACKGROUND AND FINDINGS:

During a recent rezoning case, the City Council posed a question on whether the current 400 square foot size limitation for self-storage uses allowed in a commercial zoning district is too small to accommodate storage of recreational vehicles and boats.

Assuming that a storage unit will have a 12 foot wide door, with a 1.5 foot clearance on either side of the door, the current 400 square foot size limitation allows for self-storage units with a depth of 26 feet. The UDC also allows for a 10% administrative increase, so a maximum depth of 29 feet and 440 square feet is possible. However, the most commonly sold recreational vehicles would not fit in a storage unit with only 29 feet of depth.

A survey of local recreational vehicle and boat sales revealed that the most common size of recreational vehicle sold is in a range of 28 to 35 feet, with a width of 8.5 feet and a height of approximately 12 feet. Boats commonly range 21 to 27 feet, with a width of 8 to 9 feet, and a height of 8 to 9 feet.

¹ Self-storage uses are allowed in CR-1 and 2, Resort Commercial Districts; CG-1 and 2, General Commercial Districts; CI, Commercial Compatible District; and BP, Business Park District. Self-storage uses are allowed without limitation on compartment size in the IL, Light Industrial and IH, Heavy Industrial Districts.

Staff conducted a survey of Texas cities and found that 500 square feet is a common cut off size for self-storage units in commercial zoning districts. However, not all cities surveyed placed a size limitation on self-storage unit size, but there was usually some other controlling factor such as City Council approval of all self-storage, a site plan requirement, etc.

Increasing the existing size limitation to 500 square feet will allow for vehicles that are 33 feet in length (Unit size: 15' x 33'). With the UDC 10% administrative increase, a self-storage unit depth of 36 feet would be possible. This increase would accommodate the most common size of recreational vehicle and boat sold in the area. Larger vehicles would have to be placed in storage units that have industrial district zoning.

ALTERNATIVES:

Denial or alteration of the proposed UDC amendment.

OTHER CONSIDERATIONS:

Not applicable

CONFORMITY TO CITY POLICY:

The proposed text amendment conforms to City policy and State law.

DEPARTMENT CLEARANCES:

Planning Commission and Legal

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2014-2015	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: None

RECOMMENDATION:

Planning Commission and staff recommend approval of the proposed UDC text amendment.

LIST OF SUPPORTING DOCUMENTS:

Ordinance