



## COUNCIL AGENDA ITEM MEMORANDUM

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**DEPT./DIVISION SUBMISSION & REVIEW:**

Brian Chandler, Director of Planning and Development  
Kelly Atkinson, Assistant Director of Planning  
Jason Deckman, Senior Planner

**ITEM DESCRIPTION:** FIRST READING – PUBLIC HEARING – FY-24-40-ZC: Consider adopting an ordinance authorizing a Conditional Use Permit (CUP) to allow an auto storage business at 1030 N 31st Street, Temple, Texas.

**BACKGROUND:** The applicant proposes to utilize a new commercial building as a private automobile storage facility. Section 5.1 of the Unified Development Code requires an approved Conditional Use Permit (CUP) for this use in the Commercial zoning district. The automobile storage would take place in one of three buildings on the property, but the CUP will cover the entire site to clearly align with the zoning map and provide future flexibility for expansion or disaster recovery. This applicant had previously received CUP approval for a site on Kegley Road, but they have decided that this location better suits their needs, and have submitted a new request.

E3 Storage is a membership-based automobile storage club for high-value vehicles, such as sports cars, race cars, or collectible automobiles. The company has facilities in Alabama, Florida, and Georgia; this would be the first location in Texas. The business functions generally as a private club, meaning that it will not be open to the public and it will not be a commercial mechanic shop. The automobiles would be stored completely within the warehouse and only light maintenance would be performed, such as oil changes, installing bolt-on modifications, or cleaning prior to track days or car shows. The applicants have provided an internal floor plan as well as photos and renderings showing where vehicles will be stored and may be worked on. Access to the storage building is limited to members only. Some members who participate in sanctioned racing events may use trailers to transport their race cars to events. Outdoor parking areas for trailer storage are shown on the site plan, and a loading dock is available on the rear corner of the building. Conditions to the CUP Ordinance clarify what levels of maintenance will take place and which major vehicle servicing activities would be prohibited.

**Surrounding properties and zoning:** The surrounding properties are mix of commercial developments. The Temple ISD bus maintenance facility is located across the street, and Temple High School is located to the south. Bickel Roofing is immediately to the north, the Bell County Public Health District office is to the south, and two motels facing the I-35 frontage road are located to the west.

**Development Regulations and Platting:** The DRC reviewed this request on August 19th and had no objections. During the previous request, DRC members did have questions about contamination from oil spills or other fluid leaks. The membership terms and conditions require that every vehicle has pans or trays to contain any drips. Leaks are not allowed to spill on the floor and may be grounds for revocation of membership. Collection containers will be provided to the members to properly dispose of oil or other liquid waste via a contracted disposal service. The property is fully-developed, with paved parking, landscaping at the corners of each building, and sidewalks along N 31st Street. The property owner shall be responsible for maintaining any landscaping or lawns on the property. The property was platted in 2022 as “Fisk Commercial”.

**PUBLIC NOTICE:** As required by State law and City Ordinance, notice of the public hearing was sent to owners of thirteen (13) properties located within 200 feet of the subject property. As of Thursday, August 28<sup>th</sup>, one response in disagreement, and three responses in agreement representing four properties have been received. Staff will provide an update during the City Council meeting, as needed. The newspaper printed the notice of the public hearing on August 22nd, in accordance with state law and local ordinance.

**ALIGNMENT WITH ADOPTED PLANS:**

Plan	Comments
Strategic Plan	This action supports the goal of “A city that supports well-managed growth and development to promote a thriving economy.”
Comprehensive Plan	<p>Future Development Map: Regional Commercial – intended for areas to be developed to primarily support regionally-serving businesses that rely on higher traffic volumes. The predominant character of development is focused on serving the automobile.</p> <p>Thoroughfare Plan: N 31st is shown as a Minor Arterial. The required sidewalks were installed when the property was developed.</p>
Neighborhood Planning	This property is not located within a Neighborhood Planning District.
Mobility Master Plan	This use is analogous to Land Use Code 945 “Warehousing” and Land Use Code 712 “Small Office Building”. The building is approximately 11,000 square feet, and the two uses combined are estimated to generate up to 26 daily trips on an average weekday. A trip estimation table is attached to this report. The applicant has stated that on average, three to five members, plus one or more employees, may be present at any given time. Weekends may be the busiest days as members visit to work on their vehicles or transport the cars to and from events.

**STAFF RECOMMENDATION:** Staff recommends approval of the requested Conditional Use Permit, subject to the following conditions:

1. Requiring compliance with the site plan, attached as Exhibit A.
2. Limiting work on vehicles to hobbyist-level maintenance or repairs, installation of accessories, and normal bolt-on modifications.
3. Prohibiting major vehicle servicing as defined in the Unified Development Code, including but not limited to painting, body rebuilding, welding, fabrication, or rebuilding transmissions or engines.
4. Prohibiting any commercial automobile maintenance services from being provided to the public.
5. Minor variations to the site plan may be approved by Director of Planning during review of any building permits.
6. Significant changes to the site plan or use of the property shall require approval by City Council.

**BOARDS & COMMISSIONS RECOMMENDATION:** On September 3, 2024, the Planning & Zoning Commission recommended approval by a vote of 7 to 0.

**FISCAL IMPACT:** Not Applicable.

**ATTACHMENTS:**

Ordinance  
Site Plan (Exhibit A)  
Case maps  
Site Photos  
Traffic analysis / estimates  
Returned Property Notices