

PD Amendment: Amend Ord. 2020-5052 TMED Self Storage

Case: FY-21-21-ZC

Applicant: MKB Management (On behalf of UTEX Holdings Group)

Location: 23445 SE H.K. Dodgen Loop (S. 1st St & Loop 363)

Planning and Zoning Commission

City Council First Reading

City Council Second Reading

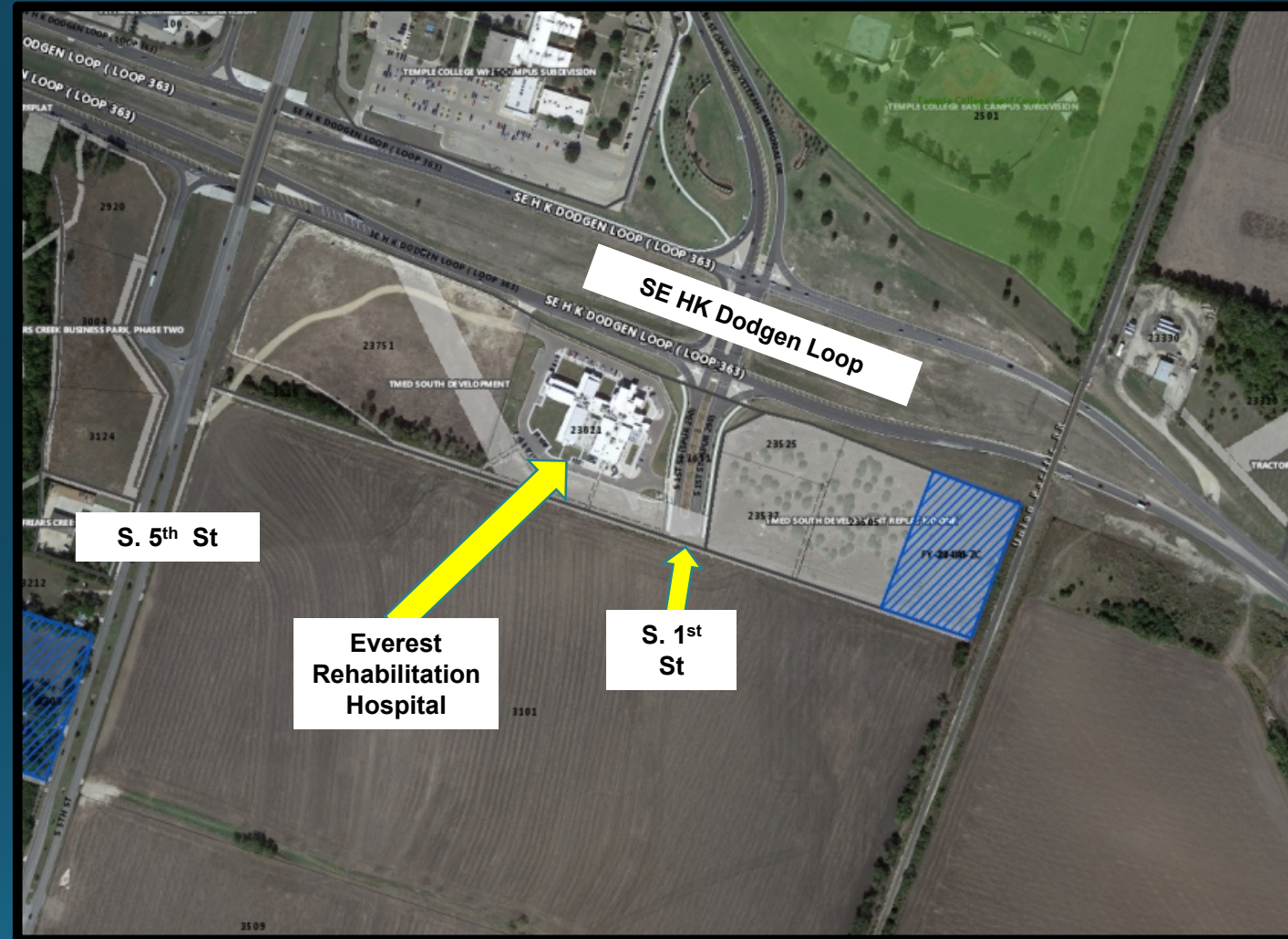
April 5, 2021

April 15, 2021

May 6, 2021

Background

- Rezoning – TMED South to PD
-TMED South
 - ❖ Ordinance 2020-5052
(Sept 3, 2020)
- Location: Lot 4, Block 1 TMED South Development, Replat No. 1 (3.00 +/- Acres)
- DRC
 - ❖ March 22, 2021 (DRC)
 - ❖ No issues identified



Request for Amendment

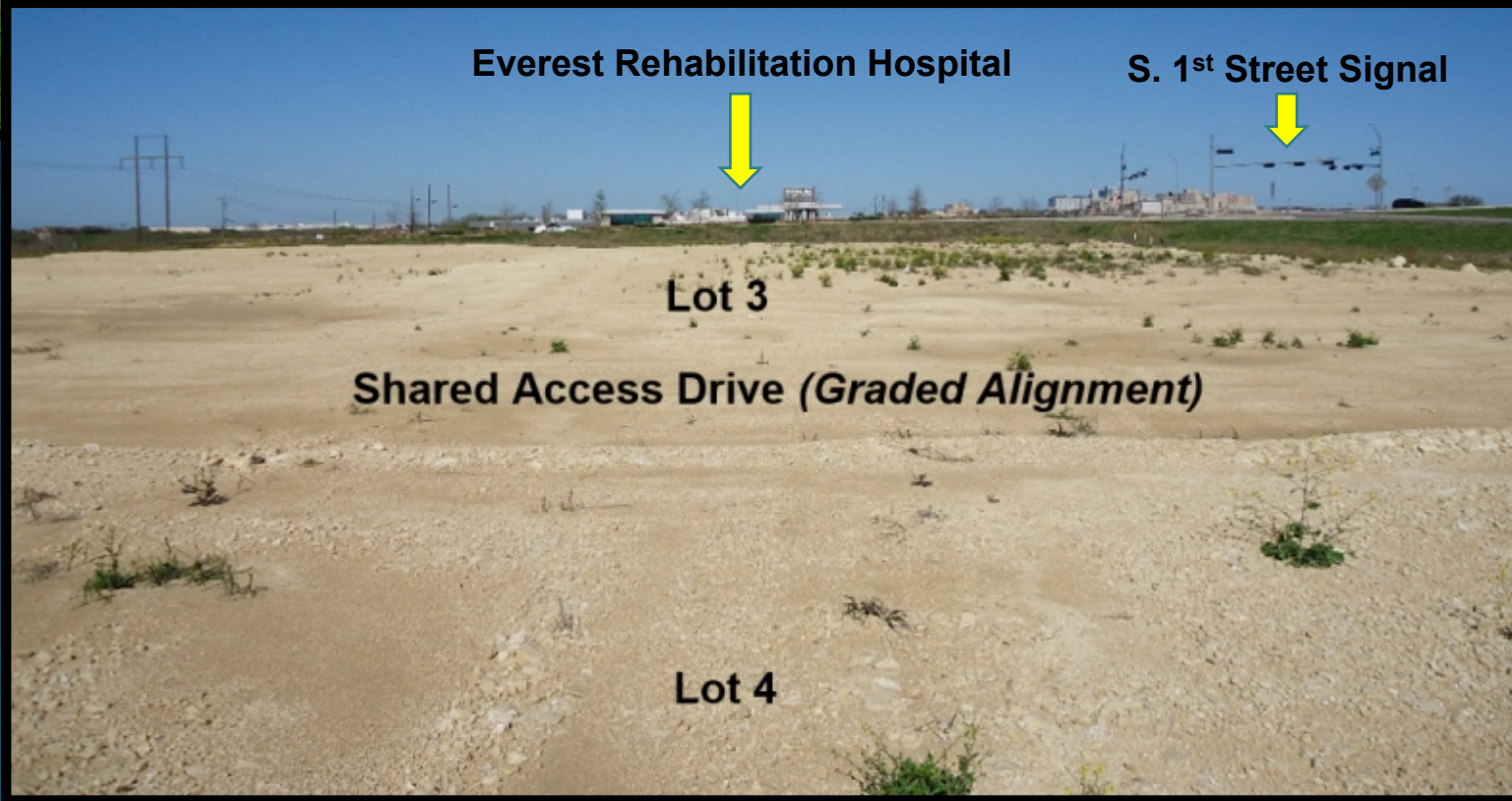
- Ordinance 2020-5052 does not allow construction of self storage **until after** construction begins on Lots 1, 2 or 3 of the TMED South Development
- The developer is requesting to have the condition removed from the ordinance
- **Considerations (Per Letter dated March 16, 2021):**
 1. Construction activity has begun on Lots 1, 2 & 3 as earthwork permits (**FY-20-40-FLAT – Expired**) were issued & pad sites built;
 2. Further development on the adjacent lots has since ceased & showing signs of abandonment or indefinite delay;
 3. Economic viability of the self-storage project is faced with price increases for materials while final contacts, materials & labor supplies are delayed & cannot be secured;
 4. Self-storage facility construction would include utility installation across all three parcels as well as driveways & parking on 1 of 3 parcels
 5. Proposed improvements gives neighboring mixed-use project easier path to getting back on track

- That the approximately 3.001-acre site may be developed with a self-storage facility as shown and further described by “Exhibits A, B & C” or any permitted use within
- That development of the self-storage does not commence until after construction begins on either Lots 1, 2 or 3 of TMED South Development, Replat No. 1 immediately to the west;
- That the Landscape Plan reflect enhanced landscaping along the southern boundary in accordance with TMED South standards in anticipation of future residential uses;
- That the Director of Planning & Development may be authorized discretion to approve minor modifications to the City Council-approved development plan for the approximately 3.001-acre tract, including but not limited to, screening, buffering, enhanced landscaping and minor modifications to the overall site layout; and
- Significant changes to the Development/ Site Plan require review by the Planning & Zoning Commission and City Council; and

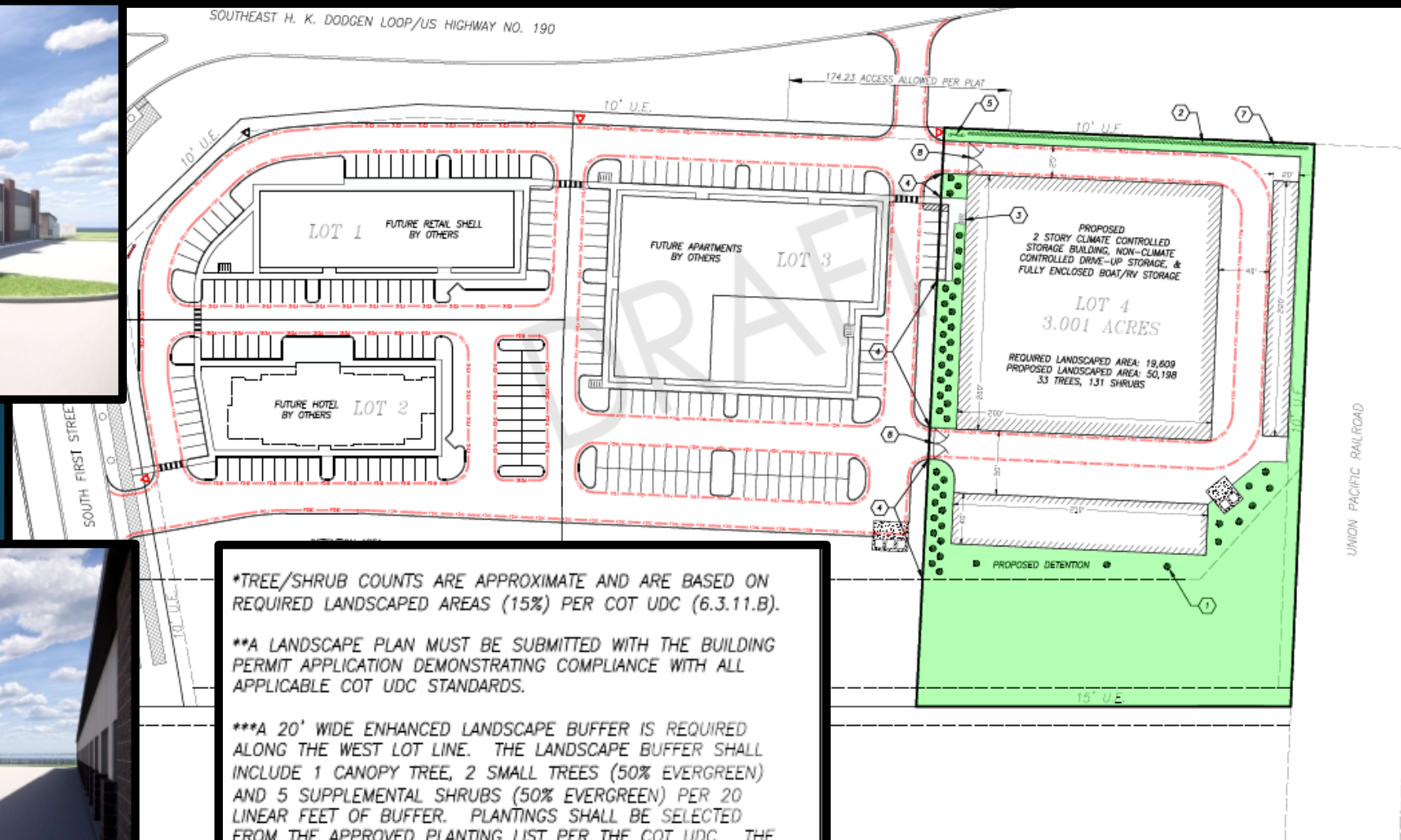


West

**Previously graded but inactive
development site
(TMED)**



Landscape Plan



Public Notification

PUBLIC NOTICE:

- 4 notices were sent out to property owners within 200 feet
- 0 notices returned in Agreement
- 0 notices returned in Disagreement
- The newspaper printed notice of the public hearing on March 21, 2021, in accordance with state law and local ordinance

4 Notices Mailed

0 Agree A

0 Disagree D



Staff Recommendation

- Staff Recommends **Approval** of the request to amend Ord. 2020-5052 for an approved self storage facility

Subject to the following 4 conditions:

1. That the condition for the timing of building construction for the self storage be waived and allow construction to proceed as approved by Ordinance 2020-5052;
2. That all other conditions of Ordinance 2020-5052 remain in effect & included by reference;
3. That the Director of Planning & Development may be authorized discretion to approve minor modifications to the City Council-approved development/ site plan for Lot 4, including but not limited to, screening, buffering, enhanced landscaping and minor modifications to the overall site layout; and
4. Significant changes to the development/ site plan require review by the Planning & Zoning Commission and City Council

P&Z Recommendation

At the April 5, 2021 meeting, the Planning & Zoning Commission
voted * to *
to recommend **approval** of the amendment per staff's recommendation

Questions / Discussion



Staff Recommendation

- Staff Recommends **Approval** of the request for a Rezoning Agricultural “**AG**” district to Planned Development – Temple Medical & Educational - South district “**PD-TMED-South**” with the **T-South** transect

Subject to the following 5 conditions:

1. That the 3.001 +/- acre site may be developed with a self-storage facility as shown and further described by Exhibits A, B & C of the rezoning Ordinance or any permitted use within the TMED T-South transect;
2. That development of the self-storage does not commence until after construction begins on either Lots 1, 2 or 3 of TMED South Development, Replat No. 1 immediately to the west;
3. That the Landscape Plan reflect enhanced landscaping along the southern boundary in accordance with TMED South standards in anticipation of future residential uses;
4. That the Director of Planning & Development may be authorized discretion to approve minor modifications to the City Council-approved development plan for the 3.001 +/- acre tract, including but not limited to, screening, buffering, enhanced landscaping and minor modifications to the overall site layout; and
5. Significant changes to the Development/ Site Plan require review by the Planning & Zoning Commission and City Council.

TMED – South Summary of Notable Events

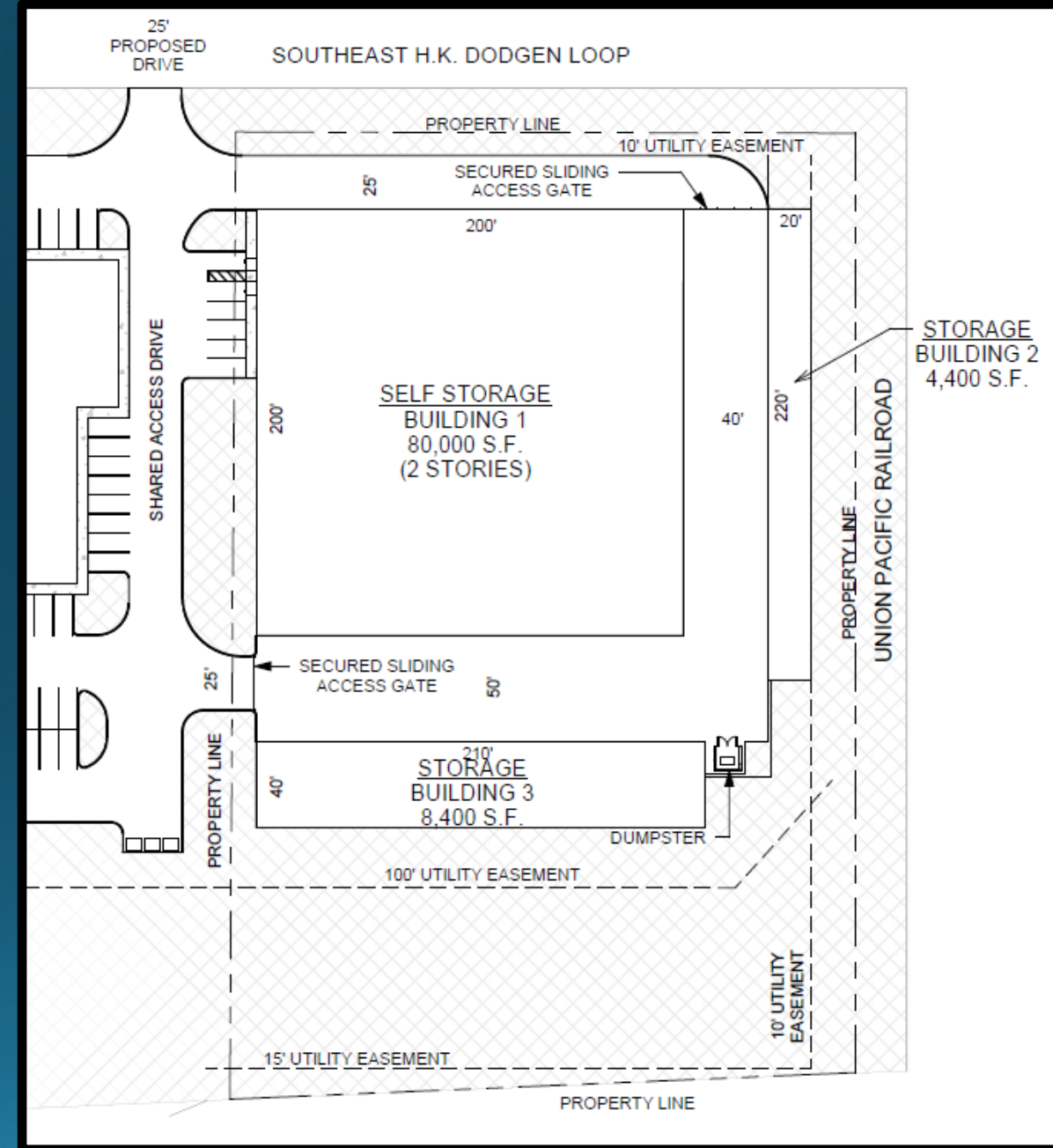
5th street & TMED Gateway Entry Southern Study Area

- **2015:** Funding for Framework Plan South TMED
Resolution 2015-76-94-R
- **2017:** Adoption of TMED-South Master Plan
Resolution 2017-85-61-R
- **2017:** 1st TMED South Rezoning (27.876 +/- ac.) Everest Rehabilitation Hospital (PD-GR)
Ordinance 2017-4850
- **2018:** Amend Ord. 2017-4850 (354.96 +/- ac. total)
PD-TMED-South
Ordinance 2018-4897
- **2019:** AG to TMED-South (23.069 +/- ac. total)
PD-TMED-South (Blackland Commercial – Conv. Store & fueling Station)
Ordinance 2019-5008



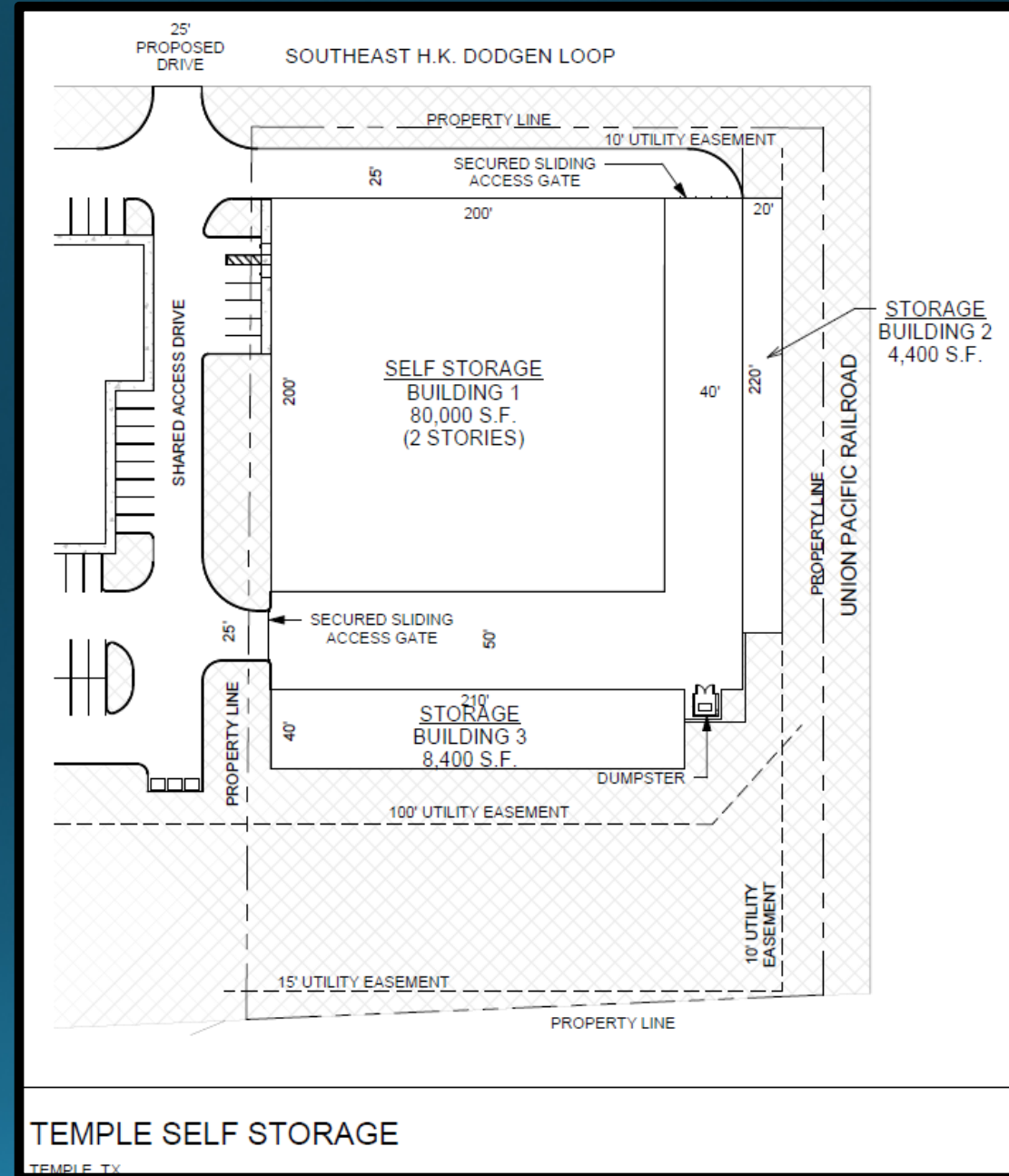
Background (Continued)

- Three separate storage buildings containing a total of 92,800 square feet of storage capability
 - **Building 1**
 - Climate control
 - Two Stories (200' x 200') - 40,000 SF per floor for a total of 80,000 square feet of storage
 - Maximum Bldg height of 30-feet (top of parapet)
 - **Building 2**
 - Non-climate controlled – drive up storage
 - Single Story (20' x 220') 4,400 SF of storage
 - Bldg height 10' 8" (eave height)
 - **Building 3**
 - Enclosed RV storage
 - Single Story (40' x 210') 8,400 SF of storage
 - Bldg height 10' 8" (eave height)



Planned Development UDC Sec. 3.4

- A Planned Development is a **Flexible Overlay Zoning District** designed to respond to unique development proposals, special design considerations and land use transitions by allowing evaluation of land use relationships to surrounding areas through **Development / Site Plan** approval



Planned Development UDC Sec 3.4 (Cont.)

Criteria Table

- Proposed as Planned Development - TMED-South
 - ❖ TMED-South (T-South Transect)
 - ❖ Development / Site Plan (Submitted with Rezoning)
 - Site Plan is Binding - Compliance to Conditions of Approval is required
 - ❖ Proposal:
 - 3.00 +/- Acres
 - Public review of Dev. / Site Plan
 - ❖ Subject to UDC Sec 3.4.5
 - 10 Criteria (A-J) - (Separate Criteria Table)

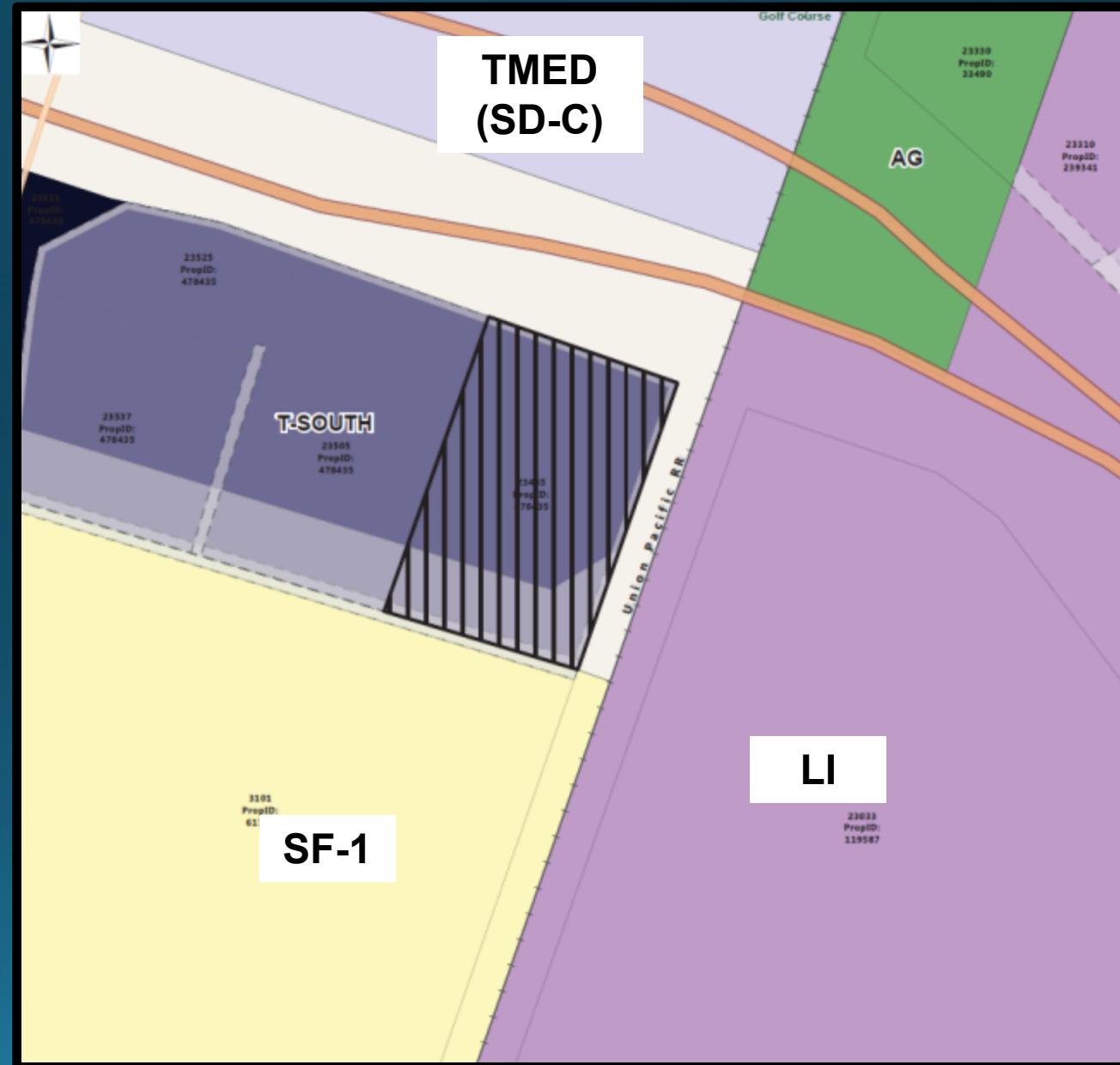
| UDC Code Section 3.4.5 (A-J) | Yes/No | Discussion / Synopsis |
|--|--------|--|
| A. The Plan Complies with all provisions of the Design and Development Standards Manual, this UDC and other Ordinances of the City. | YES | Development/ site plan requirements are being addressed through the design standards of the TMED South District however, conditions of approval will enhance compatibility in the district. It is fully anticipated that the project will be developed in a consistent manner with those conditions. Development would conform to the Planned Development ordinance and all applicable provisions of the UDC as well as to dimensional, developmental and design standards adopted by the City. Compliance will be made during the review of the building permits. |
| B. The environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on natural resources of the surrounding impacts and neighborhood is mitigated. | YES | Drainage and other related engineering have not been reviewed by Public Works but will be reviewed and addressed through the review of construction drawings. Drainage, detention and utilities have been evaluated with the review of the final plat of TMED South, Replat No. 1. No issues have been identified related to the preservation of existing natural resources on the property. |
| C. The development is in harmony with the character, use and design of the surrounding area. | YES | It is fully anticipated that development of the property will be in harmony with the character, use and design of the surrounding area. The surrounding area is in the process of developing along with the existing Everest Rehabilitation Hospital and proposed retail an service uses that are anticipated for the immediate area. The area would be in harmony with the anticipated character of the area and likely growth trends. |
| D. Safe and efficient vehicular and pedestrian circulation systems are provided. | YES | Vehicular access as well as pedestrian circulation was reviewed with Replat No. 1. Compliance will be made during the review of construction drawings. |
| E. Off-street parking and loading facilities are designed to ensure that all such spaces are usable and are safely and conveniently arranged. | YES | Parking will be provided with either concrete or asphalt and will be addressed with the review of the individual building permits. Confirmation will be made during the review of any future building permit in accordance with UDC Section 7.5 for both residential and non-residential development. |
| F. Streets are designed with sufficient width and suitable grade and location to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings. | YES | No additional streets are proposed by this Planned Development. Access to the site will be provided existing and/ or approved driveways and reviewed during the review of the construction drawings. |
| G. Streets are coordinated so as to compose a convenient system consistent with the Thoroughfare Plan of the City. | YES | The proposed self storage is in compliance and consistency with the Thoroughfare Plan. No new issues have been identified. confirmation will be made with the review of the construction drawings. |
| H. Landscaping and screening are integrated into the overall site design: 1. To provide adequate buffers to shield lights, noise, movement or activities from adjacent properties when necessary. 2. To complement the design and location of buildings. | YES | Along with the standard landscaping requirements in UDC section 7.4, the project will be required to comply with the enhanced landscaping requirements set forth by the TMED South District. Conformation will be made with the review of the construction drawings. |
| I. Open space areas are designed to ensure that such areas are suitable for intended recreation and conservation uses. | YES | No Parkland dedication fees will be required since this is a non-residential development. |
| J. Water, drainage, wastewater facilities, garbage disposal and other utilities necessary for essential services to residents and occupants are provided. | YES | Water will be provided by the City of Temple. Wastewater will be provided by the City of Temple. Utilities were addressed by the review of the final plat. Compliance and confirmation related to public facilities will be made with the review of the construction drawings. |

COMPLIANCE

Zoning Map

- Proposed PD - TMED – South (T-South Transect)
 - ❖ Self-storage use prohibited in TMED
 - ❖ However, the proposed architectural design and landscaping would meet TMED standards
 - ❖ Would provide a necessary buffer between UP RR and proposed retail, multi-family and hotel uses to west
 - ❖ TMED-South Master Plan recognizes importance of the TMED Gateway Entry
 - ❖ Use would support anticipated TMED South residential development

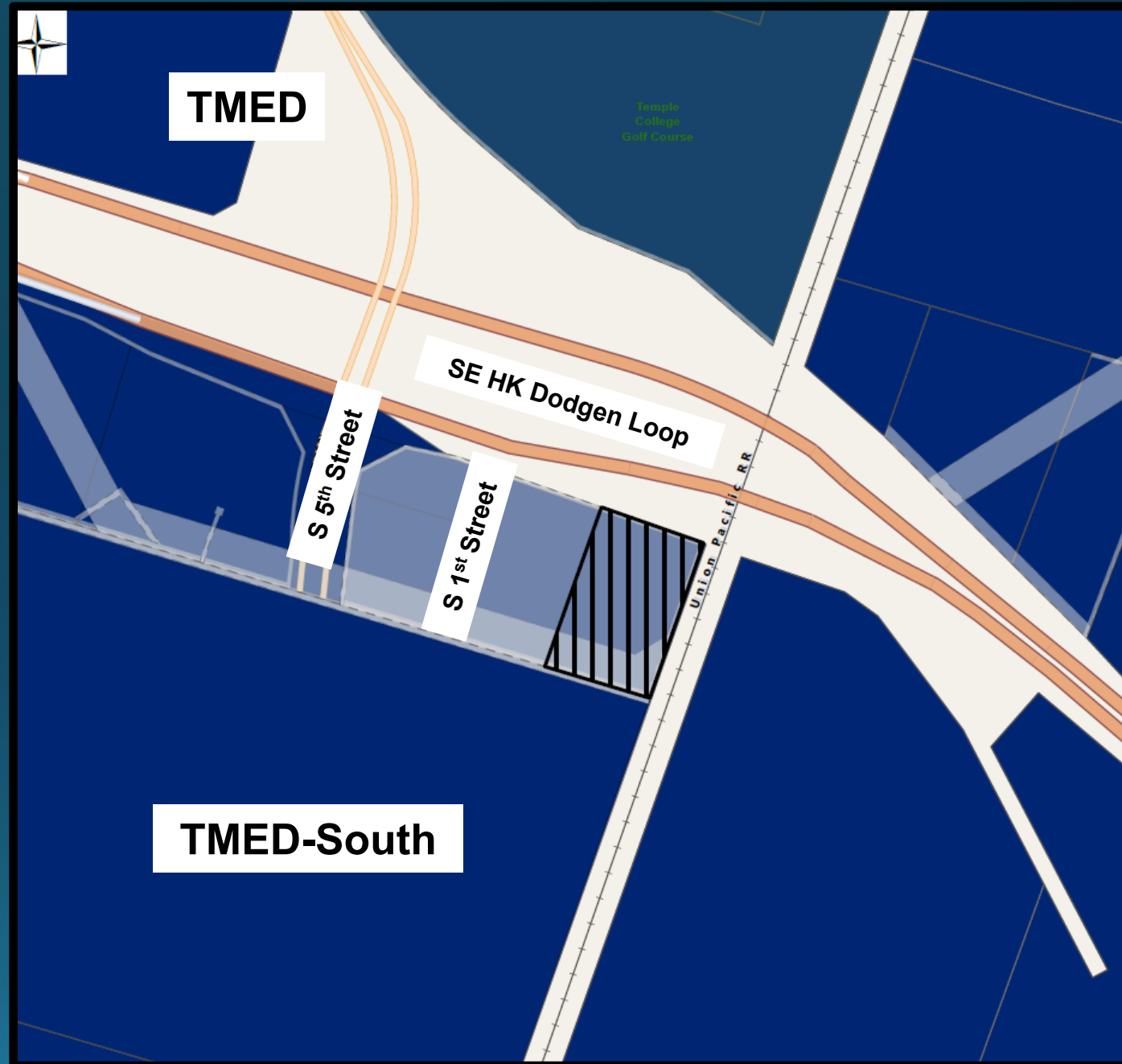
PARTIAL COMPLIANCE



Future Land Use Map

- **TMED-South**
 - ❖ T-South Transect within the TMED Gateway Entry of the South Study Area
 - ❖ Intended to blend a combination medium to high density mixed-use development of:
 - Residential
 - Commercial
 - Institutional
 - Cultural uses

PARTIAL COMPLIANCE



Existing Water & Sewer Map

Water – 12" in Dodgen Loop
reducing to 8" crossing S. 1st

Sewer – 8" on South Property
Line

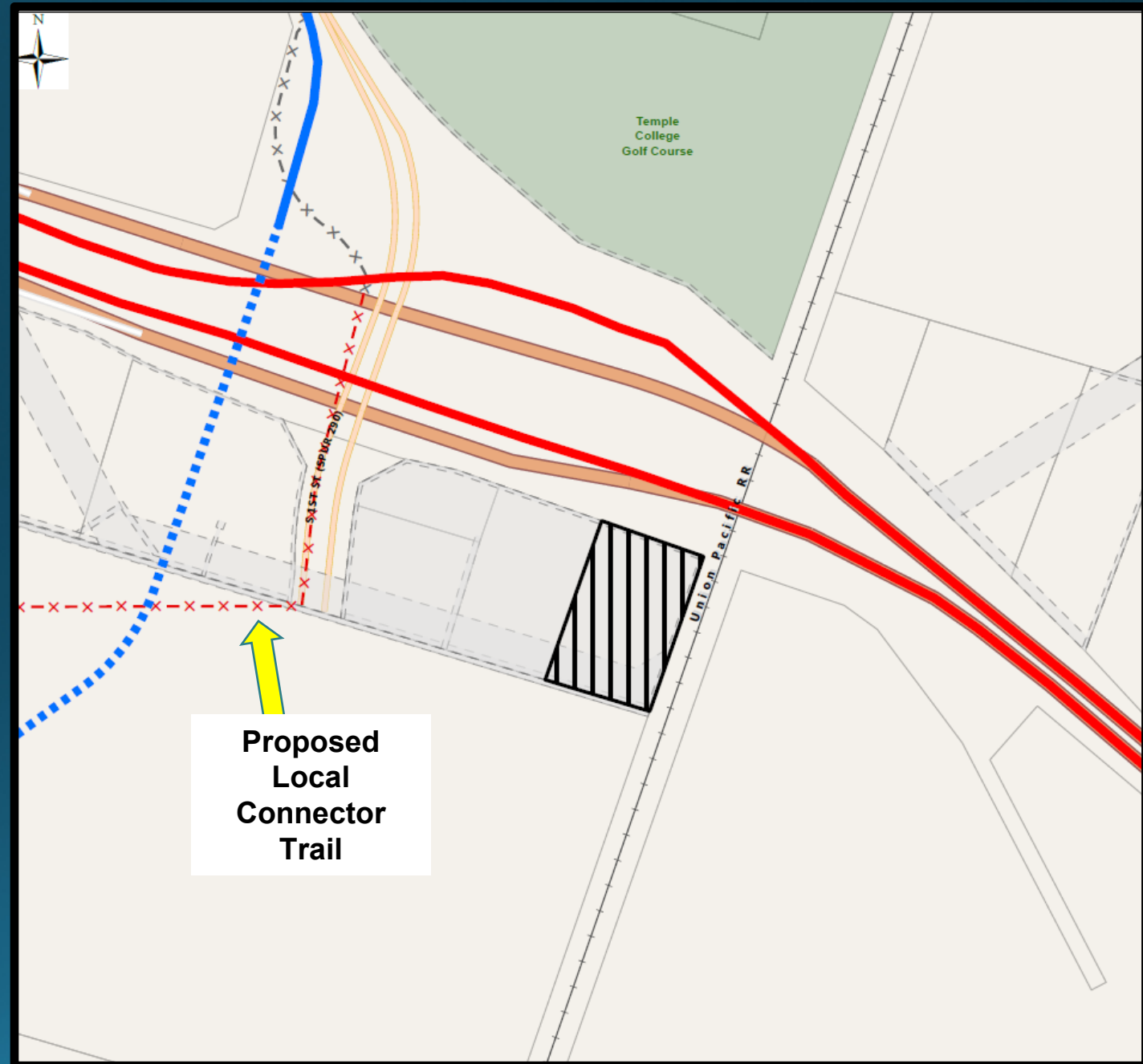
COMPLIANCE



Thoroughfare Plan & Trails

- SE HK Dodgen Loop (Expressway)
- South 1st Street (Local)
 - ❖ Proposed as a Major Arterial on 2020 Comp Plan
- Trails
 - ❖ Proposed local connector trail in South 1st Street

COMPLIANCE

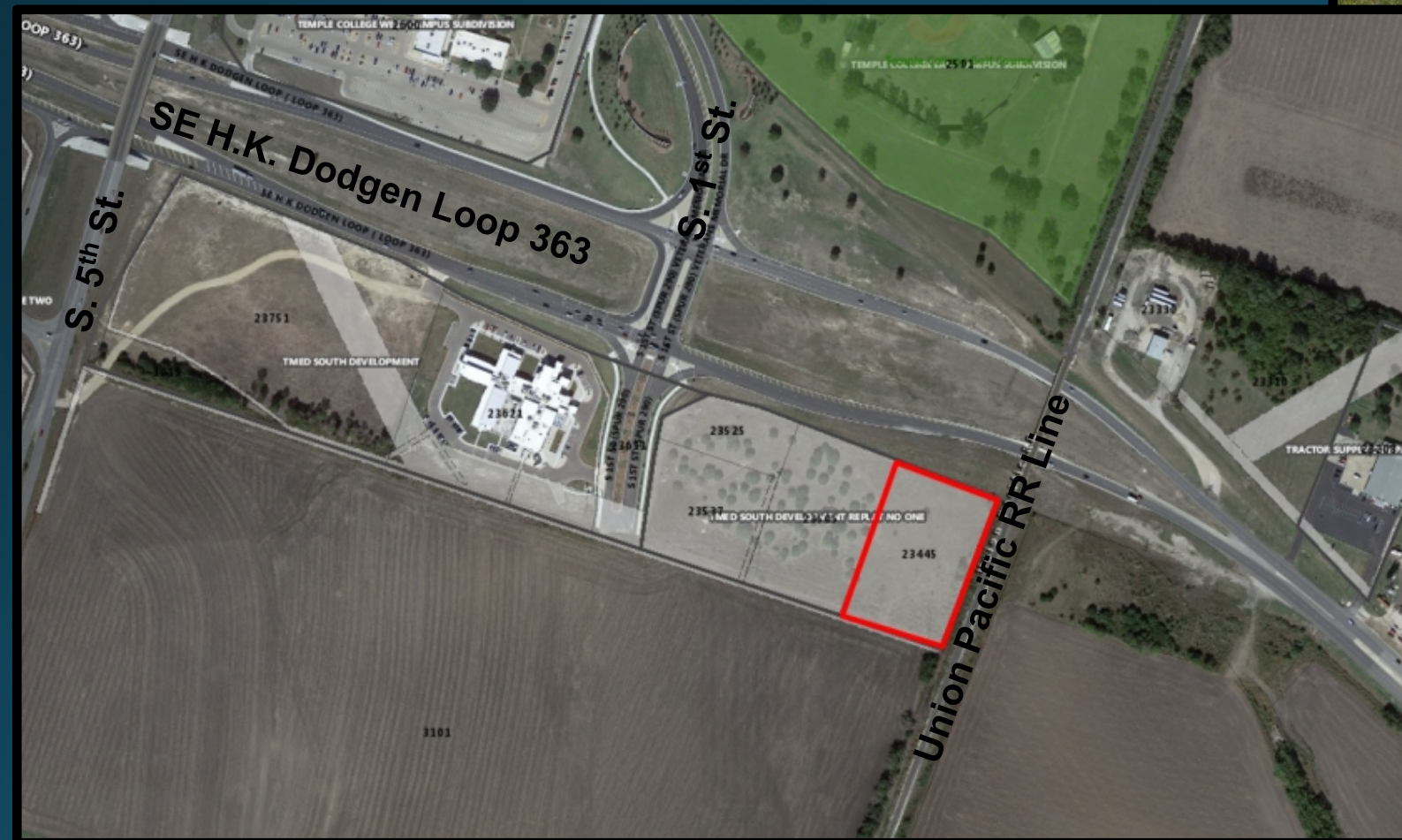


Aerial & On-Site Photos

On-Site



Undeveloped
(TMED South)



North



**Looking Across Loop 363 toward
Temple College Campus
(TMED)**

South



**Undeveloped - Looking across site
(SF-1)**

West



**Everest Rehabilitation Hospital &
(Future apartments, hotel and
retail service uses
(TMED)**

East



**Undeveloped & UPRR
(LI)**

Typical TMED-South (T-South Transect Uses & Planned Development Standards

| | (T-South) Residential & Non-Residential |
|---------------------------------------|--|
| Minimum Lot Size | N/A |
| Minimum Lot Width | 18 Feet (50 feet for all detached SF without alley access) |
| Minimum Lot Depth | N/A |
| Min Front Yard Private Landscape Area | 4 Feet |
| Min Front Setback | 4 Feet |
| Max Front Setback | 47 Feet (parking in alley is prohibited) |
| Side Setback | Per Bldg or Fire Code |
| Side Setback (corner) | Must Meet Visibility Triangle Requirements |
| Rear Setback | 10 Feet |
| Max Building Height | 5 Stories |

| Use Type | TMED-South (T-South Transect) |
|--|---|
| Residential Uses | Multiple Family Dwelling Live / Work Unit Single Family Residence (Detached & Attached) Townhouse (3 or more units) Accessory Dwelling Unit |
| Educational & Institutional Uses | Assisted Living Barber shop / Beauty shop Child care Commercial surface parking lot Library Medical clinic Medical office or lab Park / Playground or Open space Hospital Studio, artist, photographer, music, dance Trade or Vocational school Veterinary hospital (No kennels) Veterinary hospital with kennels (CUP) |
| Entertainment & Recreation, Office and Retail & Service Uses | Alcohol (On Premise Consumption) < 50% Alcohol (On Premise Consumption) < 75% (CUP) Alcohol (On Premise Consumption) > 75% (CUP) Drug store (drive-thru permitted) Grocery store Office Restaurant (Coffee shop) – w/o drive-thru Restaurant (Coffee shop) – with drive-thru Most Retail sales & service (No drive-thru) |
| Overnight Accommodations | Hotel Bed & Breakfast (Max 5 sleeping rooms) School Dormitory |

TMED Private Property Landscape Standards

UDC 6.3.11

| | | | | Minimum Trees and Shrubs Per Lot | |
|---------------------------------------|---|---|--|---|---|
| Transect Zone | Minimum Landscape Area (%) with Parking in rear | Minimum Landscape Area (%) with Parking on side | Minimum Landscape Area (%) with Parking in front | Single-Family Detached or Attached Dwelling, Row House, Townhouse | Multiple-family, Mixed Use and Non-residential uses |
| T4 (single-family attached) | 20 | 25 | 30 | 2 trees per lot 2 shrubs per 10' front foundation | NA |
| and detached) | | | | | |
| T4 (multi-family and non-residential) | 10 | 15 | 20 | NA | 1 tree and 4 shrubs per 500 sq ft landscape area |
| T5-e | 10 | 15 | 20 | 2 trees per lot 2 shrubs per 10' front foundation | 1 tree and 4 shrubs per 600 sq ft landscape area |
| T5-c | 10 | 15 | 20 | 2 trees per lot 2 shrubs per 10' front foundation | 1 tree and 4 shrubs per 600 sq ft landscape area |
| T-South | 10 | 15 | 20 | 2 trees per lot 2 shrubs per 10' front foundation | 1 tree and 4 shrubs per 600 sq ft landscape area |
| SD | | | NA | NA | 1 tree and 4 shrubs per 1,000 sq ft landscape area |

Compliance Summary

| | |
|--|----------------|
| UDC Section 3.4.5 (PD Criteria) | YES |
| Future Land Use Plan | PARTIAL |
| Compatible with Surrounding Uses & Zoning | PARTIAL |
| Public Facilities Available | YES |
| Thoroughfare Plan | YES |

Considerations

| | |
|--|----------------|
| UDC Section 3.4.5 (PD Criteria) | YES |
| Future Land Use Plan | PARTIAL |
| Compatible with Surrounding Uses & Zoning | PARTIAL |
| Public Facilities Available | YES |
| Thoroughfare Plan | YES |