

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** December 9, 2024

SUBJECT: ZC24-0115, Ordinance No. 3883, Public hearing and consideration of a request from DCG Engineering Inc for a revision to special use permit Ordinance 2068 at 8213 Boulevard 26 and a special use permit for a new self-storage facility at 8225 Boulevard 26, being 5.832 acres described as Lot 1, Block A, Amerco Addition; and Tracts 14B1, 14B1A, and 14C1, William Wallace Survey, Abstract 1606.

PRESENTER: Clayton Comstock, Managing Director of Development Services

SUMMARY:

On behalf of Twelve SAC Self Storage Corp and Tubb Family Properties (owners), DCG Engineering Inc is requesting a revision to an existing special use permit at 8213 Boulevard 26, and a special use permit for a new self-storage facility at 8225 Boulevard 26. The total property area is 5.832 acres. Because the application includes revisions to NRH development standards related to architectural design and signage, the Development Review Committee and the Planning & Zoning Commission have recommended that the Special Use Permit be considered as a Non-Residential Planned Development (NR-PD).

GENERAL DESCRIPTION:

The property under consideration is 5.832 acres located between Boulevard 26 and Harwood Road. The site includes the U-Haul self-storage facility at 8213 Boulevard 26 and an adjacent vacant tract at 8225 Boulevard 26 (former Sid Parker Stone business site).

The property is zoned C-2 (Commercial). The applicant is requesting approval for a new self-storage facility on the vacant tract. In addition, a revision to the site plan for the existing U-Haul property is required, as administrative and business operations would be shared

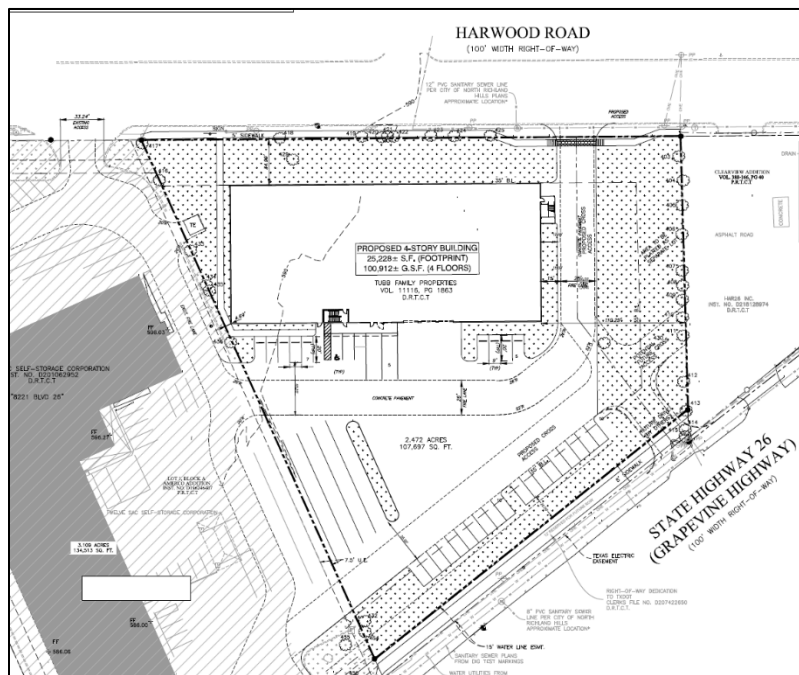


between the two properties and a portion of the existing site would be demolished and reconfigured. Given the need for common standards between the two sites and the scope of the project, it is recommended that the two applications be combined into a nonresidential planned development (NR-PD) zoning district.

The following summarizes the two parts of the request.

New self-storage facility (vacant tract)

A conceptual plan for the property is attached. The application is intended to authorize the use of the property as a self-storage facility and truck and trailer rental and establish development standards for the site. If the request is approved, a formal site plan application would need to be submitted for approval by the Development Review Committee (DRC) prior to the issuance of building permits or construction. Those site plan documents would need to be consistent with the design intent illustrated by the plans provided in Exhibit “C” attached.



The request includes the construction of a new 100,912 square foot four-story climate-controlled fully indoor self-storage building of 54 feet in height and associated parking lot and site improvements. The C-2 (Commercial) zoning district requires special use permit approval for the self-storage facility and truck and trailer rental uses. The building would be constructed in the northern portion of the site about 35 feet from the Harwood Road right-of-way.

Landscaping on the site would include a 20-foot landscape setback adjacent to Boulevard 26 and a 35-foot landscape setback adjacent to Harwood Road. Parking lot landscape islands and landscaping adjacent to the building are also shown. The conceptual plan indicates 32% of the site is provided in a landscape area. Sidewalks are required adjacent to Boulevard 26 (8-foot) and Harwood Road (5-foot), and the Planning & Zoning Commission recommended a reduction in the sidewalk width along Boulevard 26 from 8 feet to 5 feet.

The parking lot contains 37 conventional parking spaces, including one accessible space; but also truck rental stacking and staging areas. The site would share signalized driveway

access from Boulevard 26 with the existing U-Haul facility to the west and provide a separate driveway on Harwood Road. Additionally, the PD standards, as drafted, require a right-in/right-out driveway to be constructed or allowed and accommodated in the future near the southeast corner of the property. Cross-access easements must also be coordinated with adjacent properties and dedicated by plat for the property. This network of access easements will allow the property at the immediate corner of Harwood and Boulevard 26 access through the site to the various driveways and traffic signal.

While the proposed new building provides some minor horizontal and vertical articulation elements, it does not meet the architectural design standards for the community. Building materials rely heavily on smooth-finished concrete and metal paneling in horizontal and vertical orientations. The building does provide some window glazing at the corners as well. Photo examples of the new U-Haul building near the northwest corner of Interstate Loop 820 and US 377 will be shared with the City Council.



Existing U-Haul facility (revised special use permit)

A special use permit for the existing U-Haul self-storage facility was approved by City Council on August 28, 1995 (Ordinance 2068), which included several development standards and a site plan. The site plan contains specific landscaping requirements for the property, including landscape setbacks adjacent to Boulevard 26 and Harwood Road, and a buffer area adjacent to the east property line.

As part of the construction of the site improvements for the new facility, modifications to portions of the existing site are proposed. These modifications include removal of parking spaces, pavement, and the buffer area adjacent to the east property line. The operational aspects of the two sites will be coordinated, and these areas are proposed to provide cross-access between sites and serve as a staging area for truck and trailer rental. As such, the tree line and buffer area would be removed from the existing site.

The proposed PD standards also remove a 1995 requirement for landscaping on the west property line of the existing facility and require the replacement of all nonconforming outdoor lighting fixtures with new fixtures. New landscaping along Harwood Road would also be required to match the new site and provide a continuous landscape theme along Harwood.



Site Development Standards

The proposed conditions of approval for this planned development zoning district are attached. Applications for planned development districts provide an opportunity to address modifications to specific site development and building design standards for the site. These conditions are based on the applicant's proposed development of the property. These conditions may be modified throughout the public hearing process, but they are subject to final approval by City Council.

LAND USE PLAN: This area is designated on the Land Use Plan as Retail Commercial. This category provides sites for community and regional shopping centers, commercial establishments, and employment centers.

SELF STORAGE ANALYSIS: City Council's last approval of a self-storage facility in the community was the Life Storage / Extra Space Storage at 5808 Davis Blvd (northeast corner of Davis and Mockingbird) in 2016. Once approved and constructed, the storage unit per capita ratio was about one unit per 9.00 NRH residents. Population growth since 2016 has resulted in a current ratio of one storage unit per 9.96 residents. With the approval of these 700 new storage units, this ratio would reduce back down to one storage unit per 9.10 residents.

A recent survey of self-storage facilities in North Richland Hills conducted by the Planning & Zoning Division finds that occupancy rates average around 93 percent, with U-Haul's existing facility at 8213 Boulevard 26 currently 95 percent occupied.

The last multi-story indoor self-storage facilities approved in North Richland Hills were in 2000 and 2001 with the CubeSmart Self Storage at 6612 Davis Boulevard and the Public Storage at 5623 Rufe Snow Drive.

CURRENT ZONING: The property is currently zoned C-2 (Commercial). This district is intended to provide for the development of retail and general business uses primarily to serve the community and region. Uses include a wide variety of business activities and may involve limited outside storage, service, or display. The C-2 district should be located away from low and medium-density residential development and should be used as a buffer between retail and industrial uses. The district is also appropriate along business corridors as indicated on the land use plan.

PLAT STATUS: The existing U-Haul property is platted as Lot 1, Block A, Amerco Addition. The vacant property is unplatted. Approval of a final plat would be required prior to any construction.



SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	PD (Planned Development)	High Density Residential	Multifamily community
WEST	C-1 (Commercial)	Medium Density Residential	Vacant
SOUTH	C-1 (Commercial) R-1 (Single-Family Residential)	Retail Commercial Low Density Residential	Service uses and house of worship Single-family residences
EAST	C-2 (Commercial)	Retail Commercial	Office

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the December 2, 2024, meeting and voted 7-0 to recommend approval subject to revising the application to an NR-PD (Nonresidential Planned Development). At the time of publication of this staff report, meeting minutes had not been drafted. City Council will receive those minutes prior to action being taken on this item at the December 9th meeting.

RECOMMENDATION:

Conduct the public hearing and consider Ordinance No. 3883.