



CITY OF KYLE

Community Development Department



MEMORANDUM

TO: Planning Commission

FROM: William A. Atkinson- City Planner

DATE: July 11, 2017

SUBJECT: Conditional Use Approval, I-35 Overlay Standards
(CUP-17-002)

REQUEST

The applicant seeks to construct a 107,464-square foot, four structure, self-storage facility just south of the Kohler's Crossing overpass and IH-35. The project is within the I-35 Overlay District and is required to comply with standards codified in Sec. 53-899. The structure consists of an exterior finish of light grey and tan masonry, as well as various brown hues of brick and green roll up doors. Additionally, vertical, architectural offsets on Buildings "A" and "D", ensure that the massing of the building is broken up for visual interest and human scale development. With an exception, the overall design provides a cohesive color scheme and complies with the requirements of the I-35 Overlay standards.

LOCATION

The property is roughly 750 feet south of the Kohler's Crossing and IH-35, along the southbound access road and between Jason's Custom Paint & Body and the access road.

OVERLAY DISTRICT

The I-35 overlay district. The Interstate Highway 35 corridor conditional use overlay district (the I-35 overlay district) extends from the northernmost city limit boundary at I-35 to the southernmost city limit boundary at I-35, and includes all real property within 1,500 feet of the outer most edge of the highway right-of-way of I-35.

TEXT OF THE ZONING ORDINANCE

Sec. 53-896. - Standards for review.

- (a) The planning and zoning commission shall determine whether the application and project is consistent and compliant with the terms and intent of this division, this

chapter, chapter 32, article II, pertaining to the site development plan, and all other codes and ordinances of the city. The planning and zoning commission will determine if the proposed use, occupancy and structure will promote, preserve, and enhance, and will not damage or detract from the distinctive character of the community; will preserve and protect property values and taxable values; will not be detrimental or inconsistent with neighboring uses and occupancies; will not be detrimental to the general interests of the citizens; and will not be detrimental to the public health, safety and welfare. In conducting its review, the planning and zoning commission shall make examination of and give consideration to the traffic flow, development density, neighboring historical designs, neighboring uses, and elements of the application, including, but not limited to:

- (1) Height, which shall conform to the requirements of this chapter;
 - (2) Building mass, which shall include the relationship of the building width to its height and depth, and its relationship to the visual perception;
 - (3) Exterior detail and relationships, which shall include all projecting and receding elements of the exterior, including, but not limited to, porches and overhangs and the horizontal or vertical expression which is conveyed by these elements;
 - (4) Roof shape, which shall include type, form, and materials;
 - (5) Materials, texture, and color, which shall include a consideration of material compatibility among various elements of the structure;
 - (6) Compatibility of design and materials, which shall include the appropriateness of the use of exterior design details;
 - (7) Landscape design and plantings, which shall include lighting and the use of landscape details to highlight architectural features or screen or soften undesirable views;
 - (8) Vehicular and pedestrian access, which shall include location, width, and type of surface for all points of ingress and egress;
 - (9) Signage, which shall include, in addition to the requirements chapter 29, pertaining to signs, the appropriateness of signage to the building in relation location, historical significance of the structure and neighboring structures, traffic visibility; obstruction of views from neighboring property;
- (b) The planning and zoning commission may request from the applicant such additional information, sketches, and data as it shall reasonably require. It may call upon experts and specialists for testimony and opinion regarding matters under examination. It may recommend to the applicant changes in the plans it considers desirable and may accept a voluntary amendment to the application to include or reflect such changes. The planning and zoning commission shall keep a record of its proceedings and shall attach to the application copies of information, sketches, and data needed to clearly describe any amendment to the application.
- (c) If the conditional use permit is granted by the planning and zoning commission, the applicant shall be required to obtain a building permit and/or a development permit, if required, provided all other requirements for a building permit and/or a development permit are met. The building permit and/or a development proposal as approved shall be valid from one year from the date of approval. The planning and zoning

commission may grant an extension of the one-year limitation if sufficient documentation can be provided to warrant such an extension.

Additionally, and no less important, staff consults Sec. 53-899, the I-35 Overlay District Development Standards to ensure that every building within the I-35 Overlay District is designed to the higher standards required by the overlay.

STAFF ANALYSIS

Staff has reviewed the request and has made the following findings:

1. The design aesthetic for Buildings “A” & “D” and color palette does meet the current ideals and requirements within the I-35 Overlay standard for higher standards of appearance in the Kyle I-35 corridor. (Sec. 53-899(j)(1-3)(4)(b))
 - Compliance with masonry requirements, major and minor details
 - Compliance with and exceeds minimum design standards for structures under 50,000 square feet (at least two architectural features, windows, change in masonry pattern, change in plane, etc., at least every 30 feet) and over 50,000 square feet (at least two architectural features, windows, change in masonry pattern, change in plane, etc., at least every 50 feet)
 - Compliance with bump outs, change in masonry, elevation offsets, decorative windows, varied roof heights, etc.
2. Buildings “B” & “C” are single story structures that are not compliant due to the lack of elevation offsets to break up the massing of the structure. Staff recommends adding elevation offsets to ensure compliance with the I-35 Overlay District. Renderings for Buildings “B” & “C” show the proposed design (not compliant) and alternative design (compliant).
3. A proper list of materials types and specific colors are available on the architectural renderings submitted;

ATTACHMENTS

1. Exterior elevations
2. Site plan
3. Application submittal