



# CITY OF KYLE

## Community Development Department

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### MEMORANDUM

**TO:** Mayor & City Council

**FROM:** Howard J. Koontz- Director of Planning & Community Development

**DATE:** Tuesday, July 18, 2017

**SUBJECT:** Holm's Self Storage (SD-16-020)

### REQUEST

William R. Holms, requests a waiver from the Mayor & Council to allow the Holm's Self Storage facility (SD-16-020) to reduce parking to seven (7) spaces.

### LOCATION

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

### TEXT OF THE ZONING ORDINANCE

#### Sec. 53-33 (n)(7), Parking, Council Determination

*Council determination.* Off-street and on-street parking, for all uses not within the categories listed in this subsection, shall be adequate to meet the anticipated needs and shall be determined by the city council using standards outlined for special exceptions and with a view towards providing adequate parking and carrying out the general scheme of the parking requirements herein set out.

#### Sec. 53-33, Chart 4, Parking Ratios

W and CM Districts- One space per 1,000 feet of gross floor area and one space for every 1½ employees.

## **ANALYSIS**

The applicant William R. Holms is requesting a waiver from the minimum standards for parking in the Warehouse (W) zoning district provided by Sec. 53-33, Chart 4. These standards provide for uniformity that typically works well for most uses in the Warehouse zoning district. Self-storage facilities are an example of a warehouse use that does not need to meet the minimum requirements. The City of Kyle's parking ordinance does not specifically mention the use of self-storage facilities and associated parking ratios. The city council is required to determine adequate parking for special situations.

### **Current Site Plan (In Review)**

- Total Square Feet= 107,515 (108-minimum parking spaces= only per square footage, does not include 1 space for every 1.5 employees).
- Site can only fit 63 parking spaces, maximum (7 at office area, 56 temporary parallel spaces near buildings)

### **Proposed Site Plan**

- Total Square Feet= 107,515
- Requesting reduction of required spaces to 7 (front of office).

## **Recommendation**

- Storage facilities (without vehicle storage) should not provide for long term parking for most the property (only office area). Most customers pick up and drop off within a short time frame. Parking should meet minimum standards for the Warehouse zoning district for employees and appropriate parking for the office area as determined by city council.

To help ensure appropriate parking ratios are in place, the Holm's Self Storage site plan has been submitted for your review. Staff asks that the Mayor & Council approve a waiver allowing the site plan as proposed.

## **ATTACHMENTS**

1. Request letter
2. Site Plan