

## Buffer Yard Amendment – BA14-02 (Egret Bay Storage)

<b>Request</b>	Reduce a required 50-foot buffer yard to 20-feet for approximately 230 linear feet. A 50-foot buffer yard is required due to residentially zoned property (RSF-20), directly adjacent to the southwest of the site. The site was formerly known as ‘Capps Storage’.
	The applicant proposes to expand the existing 70,000 square foot self-storage to the south with an additional 50,000 square feet of buildings for self-storage. The expansion would entail the removal of an existing 8,800 square foot metal building and a 1,200 square foot house.
<b>Applicant</b>	Cheryl Cole of Archon Architecture
<b>Owner</b>	Ricky Jenkins
<b>Zoning</b>	“CM” (Mixed Use Commercial)
<b>Location</b>	Generally located at the north of Austin Street, south of Webster Street and west of Egret Bay Boulevard.
<b>Attachments</b>	<ol style="list-style-type: none"> <li>Proposed Buffer Yard</li> <li>Aerial Map</li> <li>Photographs of the Site</li> </ol>

**Background** On July 2, 2007, the Commission approved a Buffer Yard Amendment (BP07-04 Capps Storage Buffer Yard), by a vote of 4-0-1 with Mr. Wycoff abstaining. The request was to eliminate the required 50-foot buffer yard due to the existing drainage easements and install an 8-foot high fence. It should be noted that shortly thereafter this request, the Zoning Ordinance was revised by creating four (4) exceptions to the buffer yard requirement. If in place at the time, the original request would not have been required.

**Site and Surrounding Area** The property current has structures on the property that will be demolished upon receipt of a building permit for the expansion.

Direction	Surrounding Zoning	Surrounding Land Use
North	“OS” and “RSF-5”	Drainage Ditch and Undeveloped Property
South	ROW and “RSF-20”	Austin Street and Single-family residences
East	ROW and “CM”	Undeveloped Property and Egret Bay Boulevard
West	“OS”, “IL” and “RSF-20”	Drainage Ditch, Abandoned Drill Site, and Single-family residence

**Access** Access is provided from existing driveways from Egret Bay Boulevard and Austin Street.

### Egret Bay Boulevard (FM 270)

	Current Conditions	Proposed Conditions
<i>Roadway Type</i>	Minor Arterial	Major Arterial
<i>Right-of-way Width</i>	120 feet	As determined by TxDOT
<i>Pavement Width and Type</i>	2-lane undivided, 45-foot pavement width, asphalt, with drainage ditches on either side	As determined by TxDOT

**Austin Street**

	Current Conditions	2011 Master Mobility Plan
<i>Roadway Type</i>	Local	Collector
<i>Right-of-way Width</i>	40 feet	80 feet
<i>Pavement Width and Type</i>	2-lane undivided, 28-foot pavement width, asphalt, with drainage ditches on either side	2-lane undivided, 40-foot of pavement for 24-foot lanes and two 8-foot wide bike paths

**Buffer Amendment**

**Requirement:** Schedule 125-190.C-2 of the Zoning Ordinance indicates a Type C (50-foot wide) buffer yard is required when being developed directly adjacent to a property zoned “RSF-20” (Single-family residential with a minimum lot size of 7,000 square feet).

**Proposed:** The applicant proposes a 20-foot wide buffer yard along the side yard with the required landscape plantings including canopy trees, ornamental trees, shrubs along with a fence. In addition, the applicant proposes to set the nearest building 50-feet from the property line and retain the existing 6-foot high fence with opaque slats to further screen from the surrounding properties.

**Buffer Yard Comparison**

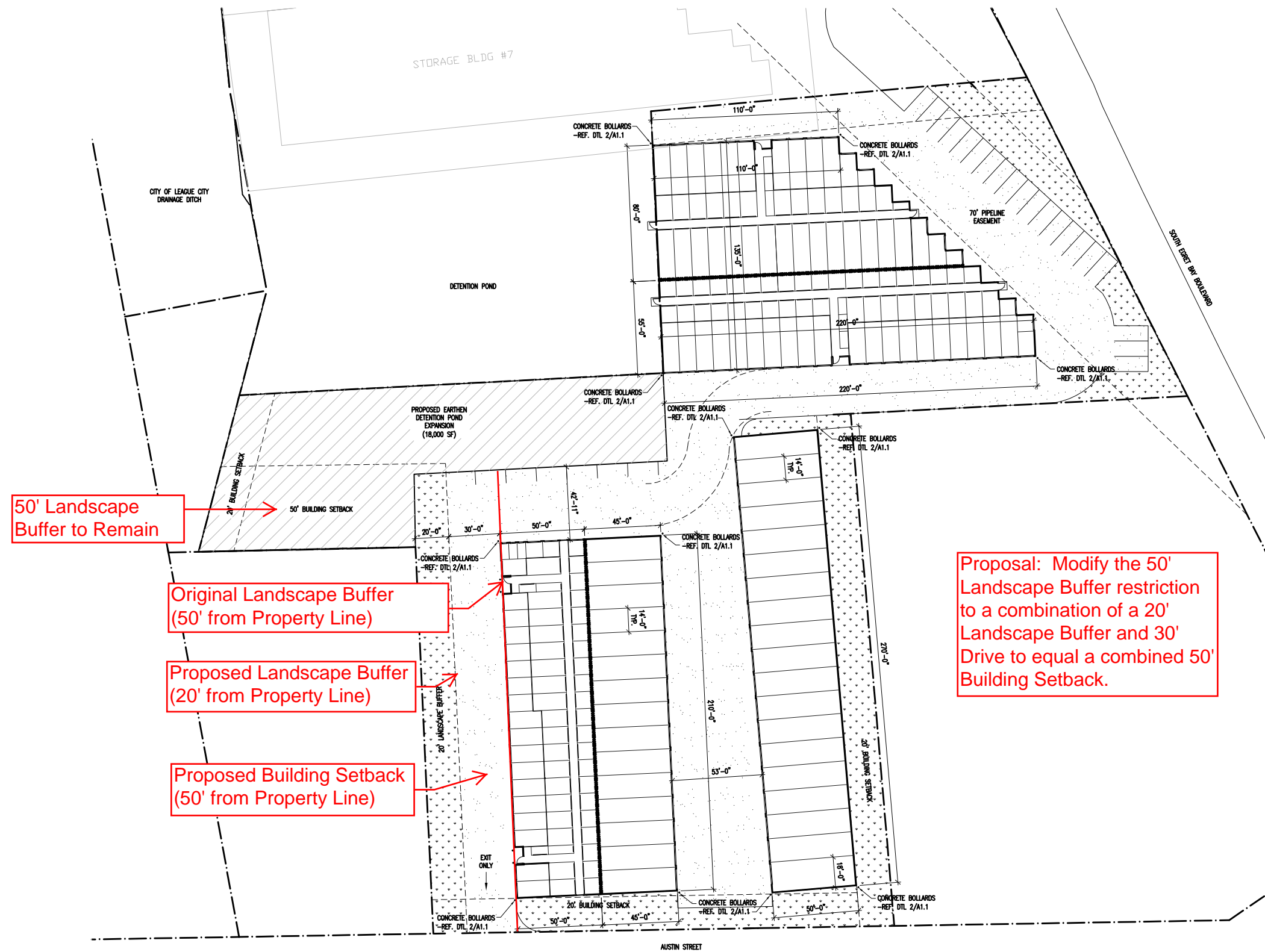
	Buffer Yard Width	Canopy Trees	Ornamental Trees	Shrubs	Fence Height
<b>Required Buffer Yard</b>	50-feet	9	9	Continuous Hedge	8-feet*
<b>Proposed Buffer Yard</b>	20-feet	9	9	Continuous Hedge	6-feet

\* If provided to decrease the buffer yard by 5 feet.

**Public Benefit vs. Imposed Hardship**

The purpose of the buffer yard requirement is to lessen the impacts of noise, lighting, and other similar performance standards between incompatible land uses. In cases where shape, topography, easements, or existing buildings on a lot make it impractical to provide a required buffer yard, the City Planner or designee may recommend and the Planning and Zoning Commission may approve a maximum achievable buffer yard that provides planting and design that is consistent with the use being buffered.

For additional information, you may contact Mark Linenschmidt, Senior Planner at 281-554-1078 or at mark.linenschmidt@leaguecity.com.



# EGRET BAY STORAGE - SITE PLAN

10.13.14 LEAGUE, TX SCALE: N.T.S.





Egret Bay

Drainage Ditch

Abandoned Drill Site

Egret Bay Storage

Undeveloped

Drainage Ditch

Subject Property

Undeveloped

Metal Barn

Single-family residence

Egret Bay

Austin Street

Austin Street



# BA14-02 Egret Bay Storage

Planning and Zoning Commission



PHOTOGRAPH 1



Looking at the main entrance of the subject property

PHOTOGRAPH 2



Looking west from Egret Bay at the southern portion of the property where the expansion will take place

PHOTOGRAPH 3



Looking north from Austin Street at the adjacent residential property

PHOTOGRAPH 4



Looking east from an adjacent property and the north, northwest and western property line of the subject property. Note the fencing with opaque slats