

RESULT SHEET

Date: 03/21/17

Case No./Name: 03-17SUP2 Garages of Texas

A. STAFF STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** with the following stipulations:

1. Provide the following revisions on the conceptual site plan prior to City Council consideration:
 - a) A note on the conceptual site plan exhibit stating that drive aisles shall be striped as “Drive Lane No Parking” or for fire lanes, striped “Fire Lane No Parking.
 - b) Revise to place directional arrows in driving aisles in the middle and not on parking spaces.
2. Development shall be in accordance with the Conceptual Site Plan, Exhibit C; Conceptual Landscape Plan, Exhibit D; and Conceptual Building Elevations, Exhibit E; and in accordance with the following special conditions, restrictions, and regulations:
3. Permitted Use:
Personal vehicle storage/garage condominium
4. No outside storage is allowed.
5. Definition:
Personal storage/garage condominium: A structure used solely for private storage of personal property, including automobiles and recreational vehicles, in customized unit suites that can be defined as a “condominium” as set forth in the Texas Property Code State Statute 82.003(a)(8), as amended and subject to a declaration of condominium that complies with Chapter 82 of the Texas Property Code, as amended. Customized refers to units air conditioned/heated, containing individual meters for electricity or water/sewer, or cable/satellite service.
6. Storage units shall not be used for residential purposes.
7. All improvements or modifications to individual units shall require a permit from the city.
8. Driveways/Fire Lanes
 - a) Fire lanes required shall be minimum 24-feet wide with a 20-foot radius.
 - b) Driveways (not designated fire lanes) shall be 24-feet wide.
 - c) All fire lanes and driveways shall be marked “Fire Lanes No Parking” or “Drive Lane No Parking”.
9. Parking:
 - a) The required parking ratio shall be calculated based on one (1) space per 2,000 square feet of building area.
 - b) Parking spaces in front of any garage unit shall be prohibited and shall not satisfy required parking space ratio.
10. Roof top units shall be completely screened on all sides of the building by a screen at least as tall as the tallest unit. The materials used to screen the equipment shall be similar in appearance to the façade of the building and integrated into the design of the building.

B. P&Z RECOMMENDATION from P&Z meeting: 03/02/17
Result: **APPROVED** /Vote: **9-0**

C. CC PUBLIC HEARING and ORDINANCE ACTION from CC meeting: 04/04/17
Result: /Vote: