



# Public Hearing

## CUP-24-60

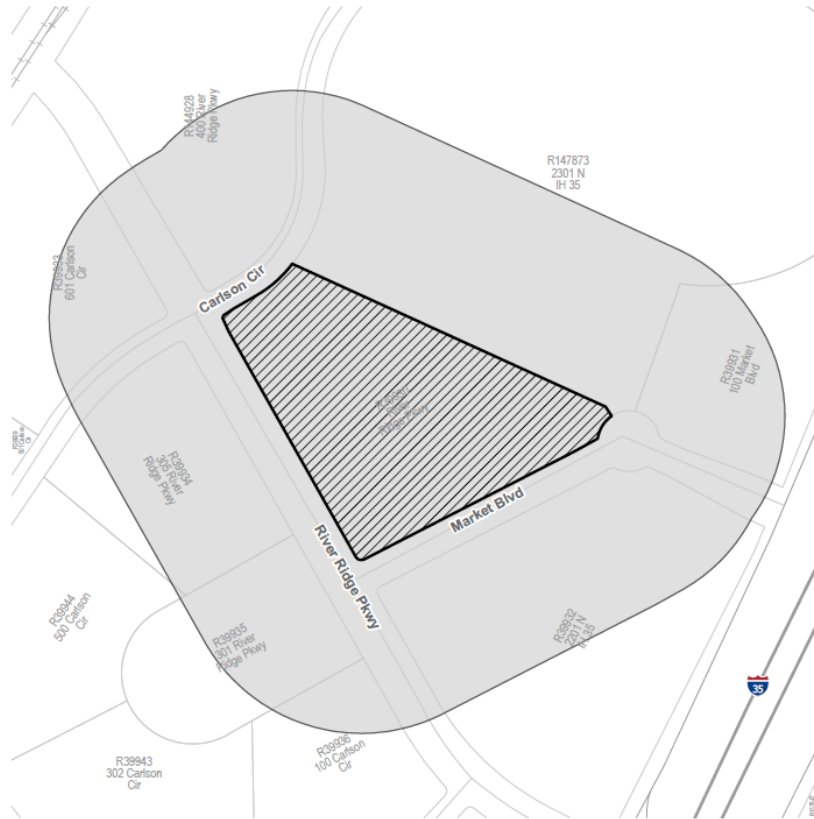
### Epic Piping

CUP-24-60 (Epic Piping) Hold a public hearing and consider a request by Scott Lachney, on behalf of Epic Piping, for a Conditional Use Permit to allow the use of Outside Storage (as primary use), located on the North side of River Ridge Parkway, between Carlson Circle and Market Boulevard. (K. Buck)



# Property Information

- Approximately 7.05 acres
- Located North of River Ridge Pkwy, between Carlson Cir and Market Blvd



- Subject Property
- 400ft Buffer
- Parcel



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.  
Date: 10/11/2024



# Context & History

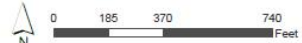
Currently: Undeveloped

Surrounding Uses

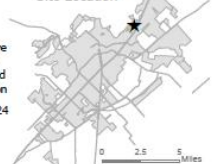
- Fabrication
  - Epic Piping
- Fire Station 5
- Office
  - Texas State University Distribution Center



- Subject Property
- Parcel
- ETJ



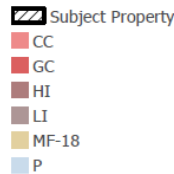
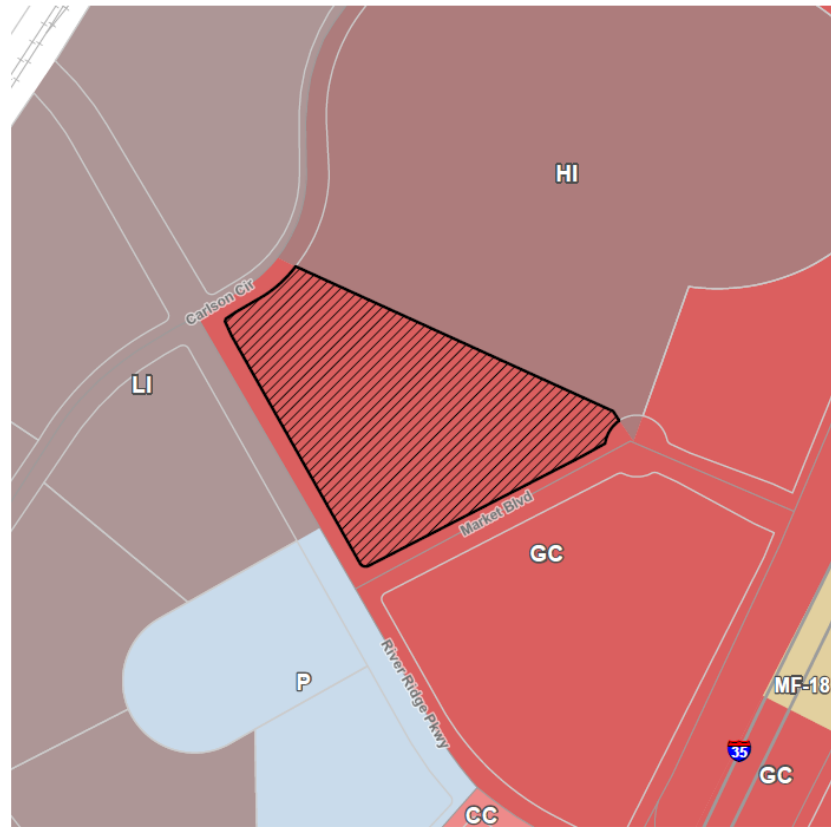
Site Location



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Date: 10/23/2024

# Context & History

- Existing Zoning:  
General Commercial (GC)
- Proposed Use:  
Outside Storage (as primary use)
  - This lot will serve EPIC Piping Operations



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# Site Plan





# Recommendation

Staff recommends **approval** of CUP-24-60 with the following conditions:

1. Outdoor storage shall not be located within fifteen (15) feet from the public right-of-way and/or adjacent lots; and
2. The height of outside storage items, buildings, and/or structures shall be limited to one (1) story or twelve (12) feet in height; and
3. A Transitional Protective Yard type C or D shall be constructed, in accordance with Section 7.2.2.1, adjacent to all right-of-way; and
4. No outdoor storage shall be permitted within a required setback; and



## Recommendation Cont...

5. A ten (10) foot-tall solid wall or fence, in compliance with the Flood Damage Prevention Ordinance (Chapter 39), shall be located within forty (40) feet of the property line adjacent to all right-of-way; and
6. No storage shall be placed within the seventeen (17) foot utility corridor proposed drainage and utility easement as dedicated on the plat; and
7. A six (6) foot-wide sidewalk shall be constructed along Carlson Circle and Market Blvd at time of site permitting; and
8. A twelve (12) foot-wide greenway shall be constructed along River Ridge at time of site permitting; and



## Recommendation Cont...

9. A twenty (20) foot-wide public access easement shall be provided along River Ridge; and
10. Light standards in Section 7 Article 5 shall be met at time of site permitting; and
11. Impervious cover shall not exceed eighty (80) percent; and
12. Any area used for outdoor storage shall be paved with either asphalt or concrete; and
13. This permit shall not expire.