

Conditional Use Permit	1904 Dutton Drive
CUP-24-11	Elliot Electric



Summary

Request:	New Conditional Use Permit		
Applicant:	Tri-Tech Engineering, L.P. 155 Riverwalk Drive San Marcos Texas, 78666	Property Owner:	Elliot Partners, L.T.D. P.O. Box 630610 Nacodoches, TX 75963
CUP Expiration:	N/A	Type of CUP:	Zoning Use
Interior Floor Area:	1200 square feet	Outdoor Floor Area:	N/A
Parking Required:	13 Spaces	Parking Provided:	Yes

Notification

Posted:	N/A	Personal:	3/22/2024
Response:	One call requesting that night time deliveries cease and that they are a nuisance.		

Property Description

Legal Description:	San Marcos Business Park Section 2, Lot 1, Block 2		
Location:	Corner of Dutton Drive and Dutton Drive		
Acreage:	1.13 acres	PDD/DA/Other:	N/A
Existing Zoning:	General Commercial	Proposed Zoning:	Same
Existing Use:	Warehousing	Proposed Use:	Same
Preferred Scenario:	Medium Intensity zone	Proposed Designation:	Same
CONA Neighborhood:	Dunbar	Sector:	1
Utility Capacity:	Adequate	Floodplain:	Yes
Historic Designation:	N/A	My Historic SMTX Resources Survey:	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	FD	Wetland/Drainage	Medium Intensity zone
South of Property:	CD-4/ GC	Townhouses	Medium Intensity zone
East of Property:	Light Industrial	Warehousing	Medium Intensity zone
West of Property:	MF-18	Multifamily Apartments	Medium Intensity zone

Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/>	Approval with Conditions	<input type="checkbox"/>	Denial	<input type="checkbox"/>
<p>1. The outdoor storage shall be screened from the view of Dutton Drive and adjacent properties by a solid 6 ft. tall fence or wall, including the proposed gate as shown in Exhibit A. The fence shall meet the requirements of Section 7.2.6.2 of the Land Development Code and include the removal of the existing barbed wire fence. The fence shall be placed within the interior of the lot of the proposed grass swale.</p>					
Staff: Craig Garrison		Title : Planner		Date: April 3, 2024	

**Conditional Use Permit
CUP-24-11**

**1904 Dutton Drive
Elliot Electric**



History

This is a new request

Additional Analysis

The purpose of the request is to allow for a Warehouse use within a General Commercial Zoning District. The sites uses include Warehousing, Retail, and Outdoor Storage, in which the warehousing use is existing non-conforming and has never received a Conditional Use Permit to allow for the use.

The Warehousing use is being expanded, while the Outdoor Storage capacity is becoming smaller on the property.

There is a Site Plan Permit# 2022-14016, Watershed Protection Permit# 2024-49888, and Remodel Permit# 2024-49873 currently in review. The reviews include but are not limited to subject matter such as floodplain and stormwater, impervious cover, parking requirements, landscaping, streetscape improvements, building review.

Staff has included a site plan within the presentation and the application documents that outlines the staff proposed screening.

Comments from Other Departments

Police	No Calls Reported
Fire	No Comment
Public Services	No Comment
Engineering	Drainage on the property will be reviewed through Site Development. Future HunDun natural trail will possibly be connecting adjacent to the property to the west and run north – Engineering is in favor of screening the outdoor storage on the site.

**Conditional Use Permit
CUP-24-11**

**1904 Dutton Drive
Elliot Electric**



Evaluation			Criteria for Approval (Sec. 2.8.3.4 & 5.1.5.5)
Consistent	Inconsistent	Neutral	
<u>X</u>			The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan.
		<u>N/A</u>	The proposed use is consistent with any adopted neighborhood character study for the area. Studies were not complete at the time of the request.
	<u>X</u>		The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.
<u>X</u>			The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.
<u>X</u>			The proposed use does not generate pedestrian and vehicular traffic which shall be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
		<u>X</u>	The proposed use incorporates roadway adjustments, traffic control devices or mechanisms and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets.
		<u>X</u>	The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.
<u>X</u>			The proposed use meets the standards for the applicable district, or to the extent variations from such standards have been requested that such variations are necessary to render the use compatible with adjoining development and the neighborhood.



Exhibit A:

