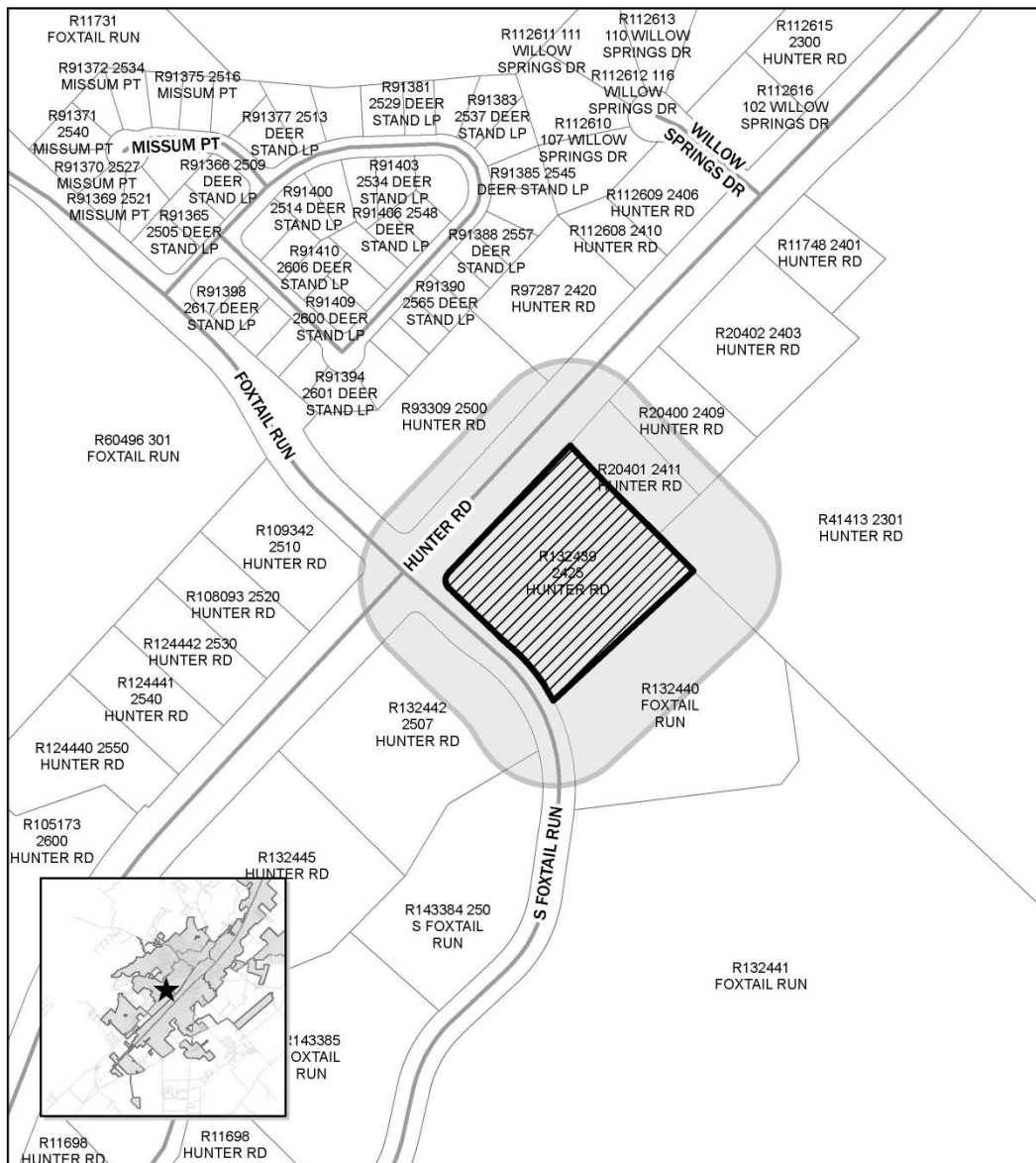


CUP-17-10

Hold a public hearing and consider a request by Harold Hanusch to allow for the use of mini warehouse / self-storage at 2425 Hunter Road. (W. Parrish)



CUP-17-10
Town Center Office Park
Self Storage
Map Date: 4/11/2017

 Site Location
 200 Foot Buffer

0 225 450 900 Feet



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.

Aerial and Summary

- Located at 2425 Hunter Road, which is the south east corner of the intersection at Hunter Road and South Foxtail Run.
- On January 10, 2017 P&Z denied an application for a CUP for 94,000 square feet of self-storage.
- The current request is for a mix of uses, including:
 - 12,200 square feet of office space with 23,600 square feet of associated office warehouse space
 - 40,800 square feet of rentable self-storage.



CUP-17-10
Town Center Office Park
Self Storage
Map Date: 4/11/2017

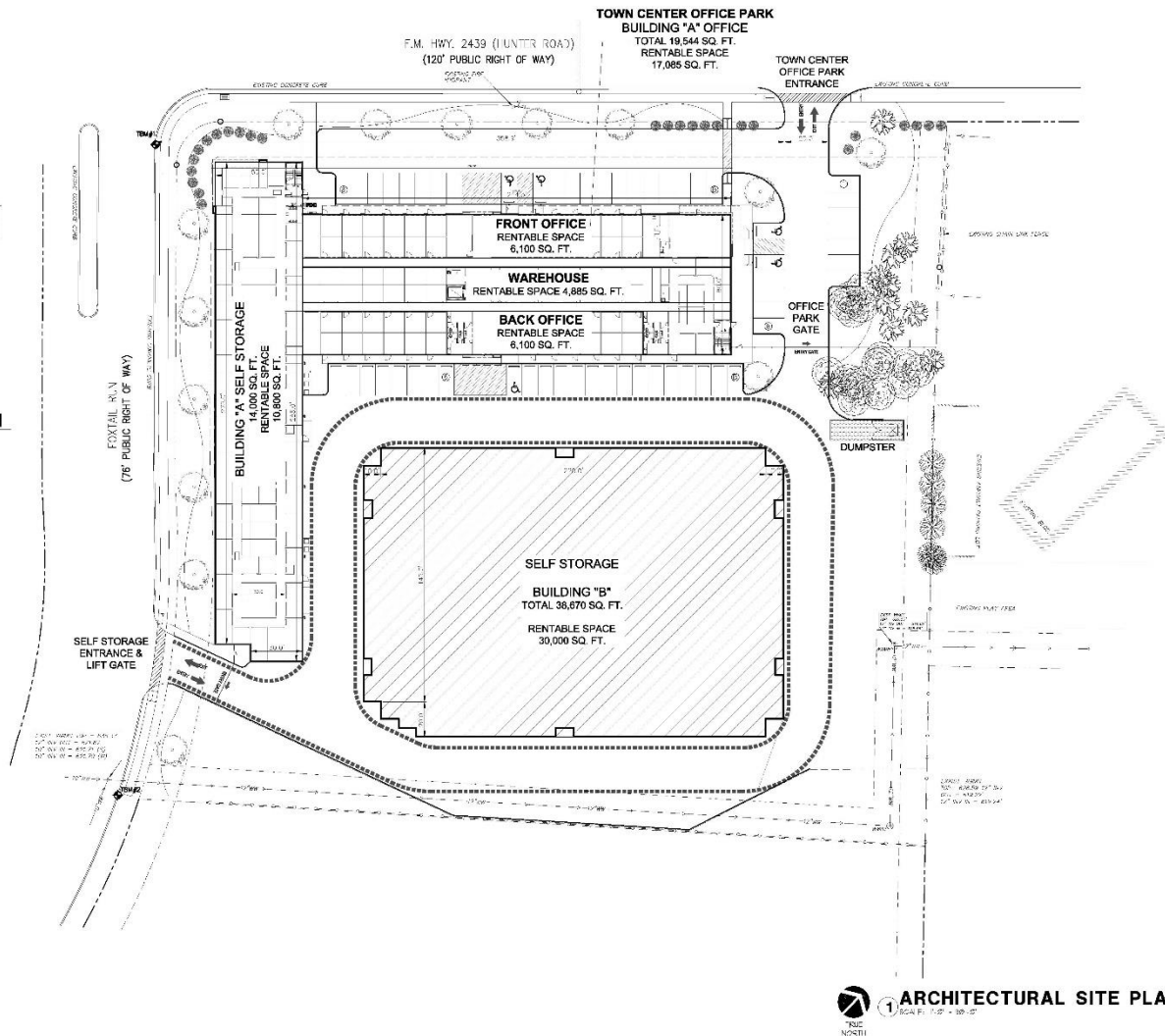
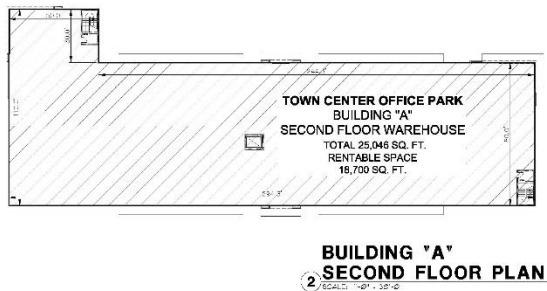
 Site Location



0 225 450 900
Feet

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CUP-17-10 Site Plan



PRELIMINARY

PRELIMINARY

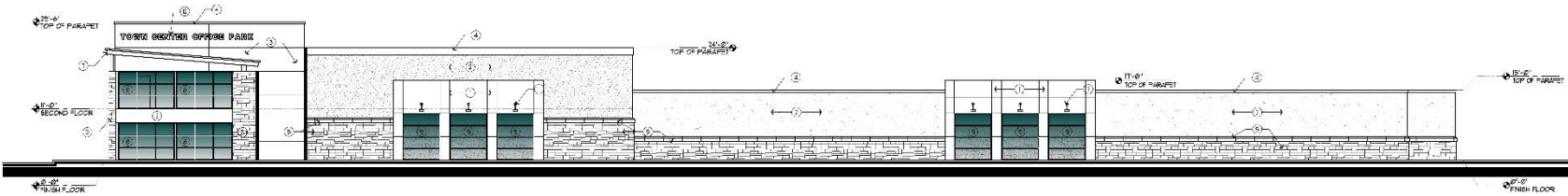
TOWN CENTER OFFICE PARK
FOXTAIL RUN & HUNTER RD (FM 2439)
SAN MARCOS, TEXAS 78666



JOB NO.	REVISIONS:	SHEET NUMBER
DATE: MAY 17, 2017		AS-1
DRAWN BY: SCALE: 1/8" = 1'-0"		OF SHEETS

CUP-17-10 Elevations

LEGEND:	
	1 CONVENTIONAL STUCCO COLOR: S. 0044 HUBBARD SS. LASH
	2 CONVENTIONAL STUCCO COLOR: S. 73 SANDORLING
	3 CONVENTIONAL STUCCO COLOR: TO MATCH CHARCOAL GRAY
	4 CONVENTIONAL STUCCO ACCENT BOARD COLOR: S. 203 CLASSICAL WHITE
	5 3/4" CHOPPED STONE VENEER BY JUS. 4 "MANUFACTURED STONE VENEER 7" SLOPED S... "AT OUR CHOPPED LEISERS VENEER "VENDOR: ACME BRICK & MORTAR CO.
	6 1" SQUARE L-BOARD COLOR: S. 0044 HUBBARD SS. LASH
	7 COLOR: S. 0044 HUBBARD SS. LASH "STEEL Y GRAY" (S. 01-01-006)
	8 METAL INSULATED ACCESS ALUMINUM J-1 INTEGRATED SIGHT - GLASS COLOR: RICH ONE
	9 CLEAR ANODIZED ALUMINUM PROFILE WITH CLEAR LOK'S SEALING
	10 KIMBLE ROOFING IN CLEAR ANODIZED ALUMINUM PROFILE WITH BLUE TINT SEAMLESS SEALING
	11 AUTO-CLOSING DOOR 5' x 7' x 1" GLASS & 1" S. 0044 HUBBARD SS. LASH
	12 WALL MOUNTED LED LIGHT FIXTURE
	13 LONG-OPEN COVER



2 SOUTHWEST ELEVATION -FOXTAIL RD
SCALE: 3/32" = 1'-0"



1 NORTHWEST ELEVATION -HUNTER DR
SCALE: 3/32" = 1'-0"

PRELIMINARY

TOWN CENTER OFFICE PARK
FOXTAIL RUN & HUNTER RD (FM 2439)
SAN MARCOS, TEXAS 78666



JOB NO.
17-10
DATE:
MAY 17, 2017
BY:
LB
CHECKED:
LB

REVISIONS.

SHEET NUMBER
A-3
OF SHEETS

CUP-17-10

Staff Recommendation

If the Commission chooses to approve the Conditional Use Permit, Staff recommends approval with the following conditions:

- (1) The final site plan must not vary substantially from the provided site plan except as required by code;
- (2) The applicant shall not request variances from the Land Development Code, nor will the applicant request a Conditional Use Permit for materials standards.
- (3) At no point shall the square footage of dedicated office space be reduced below the proposed 12,200 square feet.
- (4) The approximately 23,600 square feet of office warehouse space currently dedicated to office space must remain dedicated to the office space and not be rented out separately as mini-warehouse / self-storage.
 - If after 1 year from opening, the majority of the office warehouse space has not been rented by the office space users, a portion of the warehouse space may be converted to self-storage, but the amount of office warehouse space shall at no point be less than 12,200 square feet.
- (5) Outdoor storage shall be prohibited.