



**MEMO**

TO: Planning Board – Regular Meeting – December 15, 2025

FROM: Kim Golden, P.E., City Engineer 

CC: Doug Kneupper, P.E., Consulting Engineer for COTC

DATE: December 8, 2025

RE: iStorage (formerly Blue Sky Self Storage) – 4600 FM 646 (PID 404034) – Development Plan (Site Plan)

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**Background:** iStorage (successor to Blue Sky Self Storage) is operating a self-storage, mini warehouse facility at 4600 FM 646 which includes mini warehouses; storage which is covered but not enclosed, and outdoor storage of boats, RV'S and other equipment. The site is currently zoned District "O" (Open Space). The existing use as the various types of self-storage is not an allowed use in District "O" (Open Space).

The subject location is located within the Gateway Overlay District, which requires a setback of 40ft (25ft if no parking is allowed), for all fences to be of masonry content and to provide 15% landscaping. There is an existing chain link fence which does not comply with the Gateway Overlay District. The existing landscaping is dead and requires replacement.

TxDOT is acquiring additional right of way for the widening of FM 646. The acquisition will require the removal of the existing chain link fence and removal of one or more bays of the two easternmost existing buildings. It will also require relocation of the existing septic field and of the electric service pole. Because the site is located in the Gateway Overlay District, any replacement fence is required to be masonry.

To obtain a building permit for the required changes to the buildings, the property is required to be compliant with the Zoning Ordinance.

**Requested Action:** Approval of a Development Plan for the 9.876-acre site at 4600 FM 646 with Site Plan to allow the continued operation of a self-storage facility which includes enclosed mini-warehouse storage, storage which is covered but not enclosed, and outdoor storage of boats, RVs and other equipment. The Site Plan, if approved, will be incorporated into the Zoning Change from District "O" (Open Space)" to District "S-P" (Site Plan) to allow the continued operations.

**Staff analysis and Recommendation:** The applicant is Jeff Boutte, Project Manager, EHRA for the owner, NSA Property Holdings, LLC.

The site is located in the Gateway Overlay District. The proposed removal of a number of bays from the existing easternmost buildings will provide the required setback and accommodate relocation

of the septic field. The addition of a masonry fence along the front and west property line will also provide full screening of the open storage and covered by not enclosed storage. This screening will preserve the aesthetics of the corridor. Some limited use of decorative iron fencing may be necessary at the gates and office, provided fully screening of the outdoor storage and covered but not enclosed storage.

The opportunity to replace landscaping is limited due to the nature of the taking. The addition of the masonry fence is a significant enhancement over the existing condition. The addition of as much landscaping as possible at the entries is recommended as acceptable in the context of the taking.

There is also opportunity to replace the existing overhead power with underground service which the applicant has agreed to do for compliance with the requirements of the Gateway Overlay District.

**Recommendation:** To continue the existing use of self-service storage with mini-warehouses, outdoor storage for boat and RV's and the covered but not enclosed storage, staff recommends approval of the Development Plan (Site Plan) with the following improvements:

- Replace chain link fence with masonry content fence along north property line and for 300ft on the west property line.
- With addition of the masonry fence, remove the dead landscaping and provide limited replacement at the entry. Some decorative fencing could be used near the office and gates but should be sufficiently opaque to fully screen the outside storage and covered but not enclosed storage.
- Two existing electrical services need to be placed underground when relocated to be compliant with the GWY.
- Removal of 20ft from the two easternmost buildings would be appropriate to provide the required setback and allow relocation of the septic field. The Fire Marshal is also requiring at least a 20ft fire lane across the front of the property between the revised post-taking property line and the front of the building facing FM 646. Existing office to remain with additional landscaping as able around the entry.

The proposed Site Plan incorporates these recommendations. All comments have been addressed and staff have no objection to approval of the Development Plan conditioned upon the zoning change from District "O" (Open Space) to District "S-P" (Site Plan) is approved by the City Commission.