

AGENDA ITEM REPORT

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To: Town Council

Subject: Hold a public hearing, discuss, consider and act upon the first reading of the Ordinance No. 2025-05 regarding a Special Use Permit (SUP) for a proposed contractor storage yard to be utilized for temporary storage and office use to support the US Highway 80 expansion project by TxDOT, located at 319 US Highway 80, on an approximate 14-acre property, within Highway Commercial (HC) zoning district in accordance with the Town of Sunnyvale UDO. **Case 1830-SUP/319 US Hwy 80 – Contractor Storage Yard.**

Meeting: Town Council - February 24, 2025

Department: Development Services

Staff Contact: Surupa Sen

SUGGESTED ACTION:

Staff recommends approval of the SUP Ordinance No. 2025-05 for five years.

BACKGROUND INFORMATION:

The applicant, Joel Lasich with Austin Bridge and Road, is requesting approval of a Special Use Permit (SUP) to allow a contractor storage yard on a 14-acre tract of land generally located on the north side of US Highway 80 approximately 200-feet east of the Adell Industrial property within Highway Commercial (HC) zoning district. Per the Town of Sunnyvale UDO, a contractor storage yard use requires approval of a SUP within HC zoning district.

The subject property located at 319 US Highway 80 is currently undeveloped. Austin Bridge and Road has been selected by TxDOT for the reconstruction and expansion of Interstate Highway 635 and US Highway 80. The proposed location will be used as a temporary staging area for the duration of the project. Austin Bridge and Road is proposing two temporary offices on site along with trailers, equipment, material and tool storage as shown on the attached site plan.

Outside storage as a primary use is allowed in HC zoning district, and Contractor Storage Yard as defined in the UDO may include outside storage as well. However, there are area and screening requirements for outside storage within the UDO (Section 3.04.04S). The UDO limits the maximum percentage of lot area to be used for outside storage to 20%, whereas the majority of this site will be used for outside storage. Masonry screening or wrought iron fencing with landscaping is required to screen outside storage as well.

While the proposed use does not fully comply with the current UDO regulations for outside storage, it is important to note that this is a temporary use. The proposed SUP ordinance requires the site to be returned to its original state with all the temporary installations to be removed. As a result, this site will be made available for development with any future permanent use after the US Highway 80 project is completed.

Planning & Zoning Commission Recommendation

The Planning and Zoning Commission considered this SUP request at their February 19, 2025, meeting and unanimously recommended approval.

PUBLIC NOTICE:

Four letters of notification were mailed to neighboring property owners within 200 feet of the subject property on February 5, 2025. Two signs were also posted on the subject property on February 5, 2025. Notice of the public hearing was published on the Dallas Morning News (DMN) legal notice section on February 5, 2025. As of the writing of this report, the Town has not received any responses for the proposed SUP request.

ATTACHMENTS:

[Staff Report](#)

[SUP Ordinance No. 2025-05](#)

[Map](#)

[Site Plan](#)

[Tree Survey and Mitigation Table](#)