Planning and Zoning Commission

AGENDA ITEM REPORT

D.1

To: Planning and Zoning Commission

Subject: Hold a public hearing, discuss, and consider making a recommendation to the Town Council regarding a Special Use Permit (SUP) for a proposed contractor storage yard located at 319 US Hwy 80, on an approximate 14-acre property, within Highway Commercial (HC) zoning district in accordance with the Town of Sunnyvale Unified Development Ordinance (UDO). **Case 1830-SUP/319 US Hwy 80 – Contractor Storage Yard.**

Meeting: Planning and Zoning Commission - February 19, 2025

Department: Development Services

Staff Contact: Surupa Sen

SUGGESTED ACTION:

Staff recommends approval of the SUP request not to exceed five years.

BACKGROUND INFORMATION:

The applicant, Joel Lasich, Austin Bridge and Road, is requesting approval of a Special Use Permit (SUP) to allow a contractor storage yard, on a 14-acres tract of land generally located on the north side of US Hwy 80, approximately 200-feet east of Adell Industrial property, within Highway Commercial (HC) zoning district. The subject property is located at 319 US Highway 80 and is undeveloped.

Austin Bridge and Road has been selected for the reconstruction and expansion of Interstate 635 and Hwy 80. The proposed location will be used as a temporary staging area for the duration of the project. Austin Bridge and Road are proposing two temporary offices on site along with trailers, equipment, material and tool storage, as shown on the attached site plan.

Surrounding this location is Highway Commercial (HC) zoning to the west; General Business (GB) zoning to the east, and Single Family 2 (SF-2) zoning to the north. The property to the north and east is undeveloped. To the west is the Adell Corporation, a manufacturing

business. Highway 80 Service Road runs along the southern boundary of the property.

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 have been posted on the subject property on February 5, 2025. Notice of the public hearing has been published on Dallas Morning News (DMN) legal notice section on February 5, 2025. As of writing of this report, the town has not received any responses for the proposed SUP request.

ATTACHMENTS:

Staff Report
Map
Site Plan
Tree Survey and Mitigation Table