

City of Waco Planning Department

Waco, Texas

February 16, 2026

**Reference: 3001 MacArthur Drive – Conceptual PUD**

### **Written Statement – Architectural and Site Design Statement**

The proposed Planned Unit Development is designed to deliver a neighborhood-compatible self-storage facility that prioritizes visual quality, security, and long-term property value stability for the surrounding residential community.

The development will consist of five single-story self-storage buildings totaling approximately 25,350 square feet. Four non-climate-controlled buildings will be located along the perimeter of the property, with one interior climate-controlled building centrally positioned within the site. This layout is intentional and designed to create a built-in screening effect, reducing visibility of internal drive aisles, fencing, and storage activity from adjacent streets and residential properties.

#### **Perimeter Building Design and Screening**

The four perimeter buildings will serve as both functional storage structures and architectural screening elements. The street-facing elevations of these buildings will feature brick wainscot construction to create a durable, residential-compatible appearance consistent with nearby neighborhood materials. Upper wall sections will utilize high-quality metal panel systems typical of modern self-storage construction, selected for durability, longevity, and clean visual presentation.

No roll-up doors will face public streets. All storage unit access doors will be oriented toward the interior of the site, further reducing visual and operational impact along public rights-of-way and adjacent residential properties.

By utilizing buildings as perimeter screening elements, the development minimizes the need for long runs of exposed fencing along public streets, creating a more finished and permanent visual edge consistent with urban residential development patterns.

## **Fencing and Security Features**

Where fencing is required, the property will be enclosed with eight-foot-tall black chain link fencing designed to provide security while maintaining a clean and uniform appearance. Brick masonry columns will be installed at all property corners and flanking both gated access points to reinforce a high-quality, permanent development aesthetic.

Controlled gate access will limit entry to authorized tenants only. Gate operating hours will be limited to 6:00 AM to 10:00 PM to minimize late-night activity and traffic within the surrounding neighborhood.

No outdoor storage will be permitted anywhere on the site. All tenant property will be stored within enclosed buildings, ensuring a clean and orderly site appearance at all times.

The facility will be equipped with a comprehensive digital camera surveillance system providing coverage of drive aisles, gate entrances, and building access points. The system will operate continuously and record activity throughout the property. This proactive security design helps deter criminal activity, supports law enforcement if needed, and provides an added level of security presence for the surrounding neighborhood.

The property will be professionally managed and regularly maintained to ensure long-term appearance and operational quality.

## **Lighting Design**

All site lighting will be designed to minimize impact on surrounding residential properties. Exterior lighting will be limited to the interior portions of the property and will be directed downward and inward. No perimeter lighting will be oriented toward adjacent residential properties or public streets.

This lighting approach will maintain tenant safety and site security while preventing light spillover onto neighboring properties and maintaining the residential character of the surrounding area during nighttime hours.

## **Landscaping and Streetscape Enhancements**

All areas between the back of curb and the perimeter buildings will be fully sodded, irrigated, and landscaped. Landscaping will be designed to soften building edges, enhance street appearance, and maintain consistency with nearby residential streetscapes.

The irrigation system will ensure long-term landscape health and visual consistency regardless of seasonal weather conditions.

## **Neighborhood Compatibility and Operational Impact**

Self-storage is among the lowest traffic-generating uses and operates without outdoor activity, noise, or high-frequency delivery traffic common in many commercial zoning categories. The facility is expected to generate minimal daily traffic compared to other potential uses allowed under the property's current zoning.

## **Overall Development Intent**

The intent of this PUD is to create a professionally designed, low-impact neighborhood service use that provides needed storage capacity to surrounding residential areas while maintaining high architectural standards and strong visual compatibility with the existing community fabric.

## **Proposed Land Use:**

Mixed Use Flex

## **Density/Building Floor Area:**

There will be five new construction buildings. The four buildings along the property perimeter will range in size from 1,200 – 4,000 square feet and be non-climate controlled. The one building on the interior of the property will 15,350 square feet and climate controlled.

## **Common open space, landscaping, and site perimeter landscaping:**

Landscaping will be in conformance of all City of Waco regulations and shall be consistent with existing open space and landscaping.

## **Preservation and Maintenance of Common Area:**

The owner shall maintain all common areas and open areas on a regular basis. The landscaping shall be irrigated. The owner will adhere to all City of Waco ordinances and regulations of the open areas and landscaped areas.

## **Development Schedule:**

Construction to start: August 2026

Construction to be final: December 2026