

Planning & Zoning:	7/1/2013	Staff Contact:	Jeremy Frazzell, Senior Planner
City Council:	7/23/2013	E-mail:	jeremyf@pflugervilletx.gov
Case No.:	REZ1305-03	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to rezone two separate tracts out of the J. Casner Survey No. 9, Abstract No. 2753 consisting of approximately 5 acres locally addressed 20607 FM 685 from Corridor Urban Level 4 (CL4) to General Business 2 (GB2) and 5.001 acres locally addressed 20511 FM 685 from Agriculture/Conservation (A) to General Business 2 (GB2); to be known as U-Haul Addition Rezoning. (REZ1305-03)

LOCATION: The properties are located along the east side of FM 685/SH 130 Frontage Road, north of Rowe Lane and south of Steeds Crossing.

PROPOSAL:

Amerco Real Estate Company of Texas recently purchased 20607 and 20511 FM 685 in order to establish a new U-Haul storage and rental facility. A vehicle rental use is not permitted in the existing Corridor Urban Level 4 (CL4) or Agriculture/Conservation (A) zoning districts and has requested a rezoning to the General Business 2 (GB2) district. U-Haul intends to maintain the existing self-storage facility use at 20607 FM 685 and if the proposed rezoning is approved, U-Haul will plat the property into 2 lots in order to further develop the remainder of the land in accordance with the proposed GB2 zoning district requirements.

SITE ANALYSIS and BACKGROUND:

Both properties were annexed as part of the 2007 Steeds Crossing/Rowe Loop 3-year annexation plan (Ordinance No. 920-07-12-11) and were zoned at that time to the Agriculture/Conservation (A) zoning district. The property at 20511 FM 685 contains two residential houses on septic systems and until recently, maintained the single-family land use.

The property at 20607 FM 685 contains a commercial self-storage facility including a paved, semi-covered parking area providing additional storage for recreational vehicles. During the time frame when the land use was being changed to the current commercial land use (2005), site development review in the ETJ was permitted by the City. The Board of Adjustment considered an appeal of the Building official's decision that the City of Pflugerville Site Development Code could be enforced in the ETJ, with specific attention on the following sections of that Code:

- 155.502 General Review Provisions
- 155.302 Building Façade Treatment
- 155.200 Site Design
- 155.207 Site Lighting
- 155.301 Building Height, Massing and Articulation

At the November 16, 2005 Board of Adjustment meeting, the Board reversed the Building Official's decision on the above mentioned sections of the Site Development Code, with the condition that the applicant: (i) have no site lighting greater than 15 feet in height; (ii) provide parking space information as requested by the City; (iii) provide limited landscaping; and (iv) commit that the front office building comply with the

material requirements in Section 155.302 (A) (4). The Board also approved a request by the applicant to allow a septic system on the site per Article 53 of the 2005 Code of Ordinances.

In October 2008, the All Ways Storage facility proposed a rezoning to the General Business 2 (GB2) district in order to provide proper zoning to an existing non-conforming use, allow the possibility for further development on the property, and to allow the installation of a commercial sign. At that time, the SH 130 and 45 Corridor Study had recently been completed and since the self-storage use is permitted by right in the CL4 district, the Planning and Zoning Commission denied the GB2 district and recommended approval to the Corridor Urban Level 4 (CL4) district instead. The applicant desired a sign that was permissible in the GB2 district and not the CL4 district, therefore as a separate but related item a variance was granted by City Council to address the current pole sign.

ZONING and LAND USE:

Surrounding zoning and land uses are summarized in the table below:

Adjacent	Zoning District	Existing Land Use
North	Agriculture/Conservation (A)	Manville water utility, undeveloped
South	Agriculture/Conservation (A)	Residential, self-storage facility
East	Agriculture/Conservation (A)	Residential

Corridor Urban Level 4 (CL4) district: The current zoning on 20607 FM 685 allows for self-storage as a permitted land use, however does not allow for vehicle sales and rental.

General Business-2 (GB-2) District: Intended to provide a centrally located and convenient location for small scale service and commercial related establishments, such as wholesale products, welding shops, major automotive repair, upholstery shops, and other heavy commercial uses. The uses envisioned for the District typically utilize smaller sites and have convenient access to thoroughfares and collector streets.

COMPREHENSIVE PLAN:

The Preferred Land Use Vision Plan identifies the area as Mixed Use with low to medium density residential in close proximity. The proposed GB2 district will allow for commercial and employment opportunity, which is consistent with the land use plan.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On July 1, 2013, the Planning and Zoning Commission conducted a public hearing and through deliberations, recommended approval of the proposed rezoning with a vote of 7-0.

STAFF RECOMMENDATION:

The proposed rezoning will provide an appropriate zoning district to an existing commercial land use that has been in this location since 2006. In its present condition, traffic, light, and noise associated with the existing self-storage land use does not appear to have a significant adverse impact to the neighboring residential properties. While the SH 130 and 45 Corridor Study identified the CL4 zoning in this area, the CL4 zoning was removed from properties to the south in 2009 in order to establish an overlay district which includes the GB2 and LI base zoning districts. While the current zoning of CL4 allows self-storage as a permitted use, it does not permit vehicle rental which is needed for the proposed user. Permitted uses in the GB2 district are anticipated to be generally compatible with the existing land uses and appropriate to be located along a frontage road. The GB2 district will require any new development on the property to have

100% masonry on the building façade and subject to the recently approved outdoor display and storage requirements.

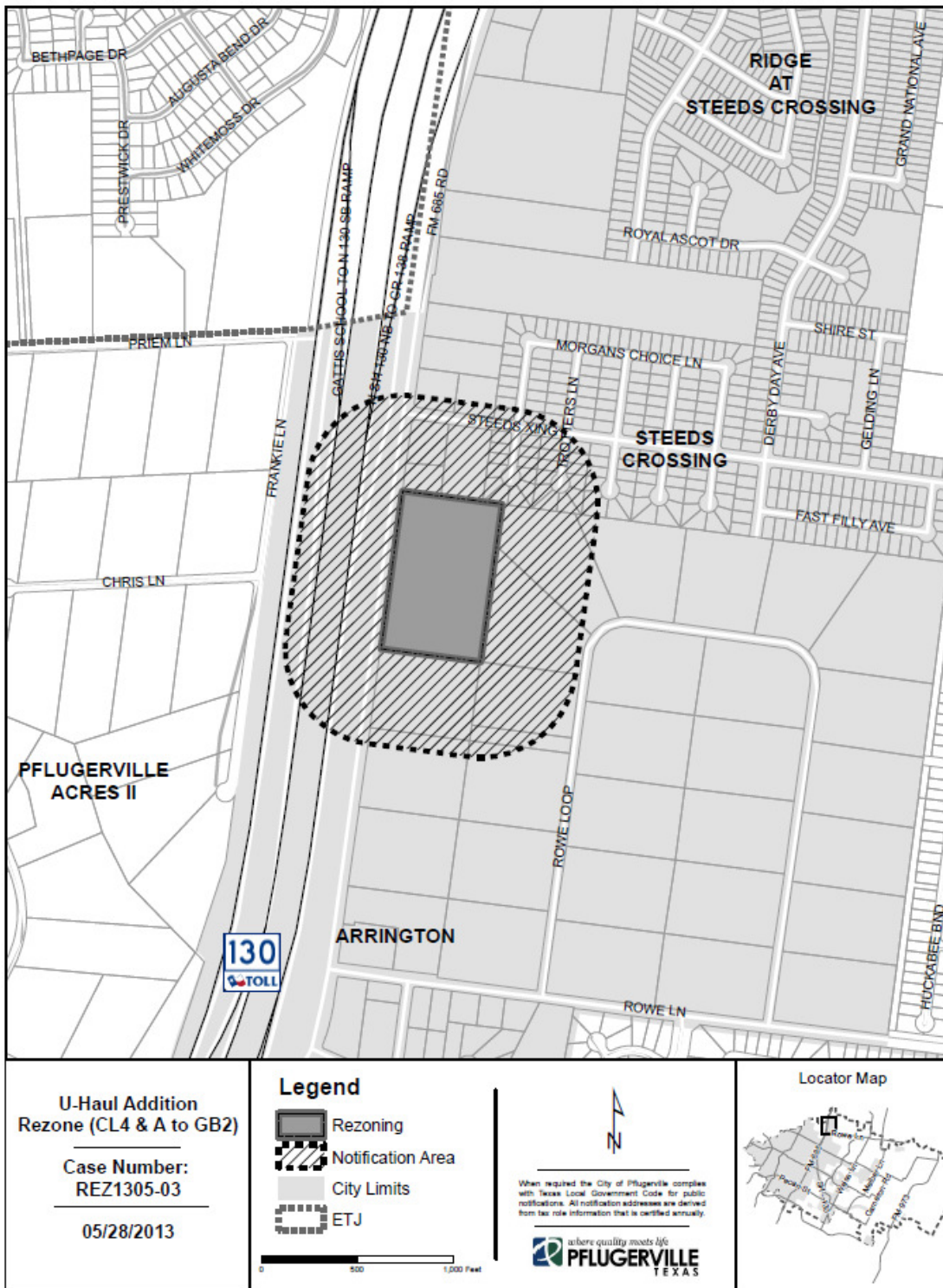
NOTIFICATION:

Newspaper notification was published on June 20, 2013, notification letters were mailed to property owners within 500 feet of the property and signs were posted on the property. No inquiries were received regarding the proposed request at the time of this report.

ATTACHMENTS:

- Notification Map
- Subject Site Photos
- Applicant Request

NOTIFICATION MAP



SITE PHOTOS:



All Ways Storage site



All Ways Storage site



Looking north at both properties



Both properties



East of property along Rowe Loop

APPLICANT REQUEST:

Baird, Hampton & Brown, Inc.  **Engineering & Surveying**

April 24, 2013

Mr. Jeremy Frazzell, Senior Planner
City of Pflugerville Development Services Center – Planning Department
100 East Main Street
Pflugerville, TX 78691
Tel: (512) 990-6304 Fax: (512) 990-4374
Email: jeremyf@pflugervilletx.gov

RECEIVED
MAY 28 2013

RE: ZONING CHANGE REQUEST
LOTS 1 & 2, BLOCK 1 PFLUGERVILLE U-HAUL ADDITION
9.996 ACRES JACOB CASNER LEAGUE, ABSTRACT NO. 2753
CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

Mr. Frazzell,

Our client, Amerco Real Estate Company of Texas, has purchased 9.996 acres of land along FM 685, north of Rowe Lane and south of Steeds Crossing, which includes the existing All Ways Storage Facility. Our client wishes to plat and develop the 9.996 acres storage uses and vehicle storage & rental purposes.

The northern half of the 9.996 acre tract is currently zoned CL4, Urban District Level 4, and the southern half is zoned A, Agriculture / Conservation. Neither zoning district is adequate for a U-Haul storage and vehicle rental facility. We are requesting to change the zoning of both tracts to GB2, General Business District – 2. Please refer to the enclosed Zoning Exhibit.

The GB2 zoning district does not allow for outdoor R.V. storage. The existing All Ways Storage Facility currently has outdoor R.V. storage, but since it already established, it should be allowed to continue to be used R.V. storage per Subchapter 6 of the Unified Development Code which addresses non-conformities. The existing All Way Storage Facility will be platted as Lot 1, Block 1 of the Pflugerville U-Haul Addition. The remainder of the property will be platted as Lot 2, Block 2 of the Pflugerville U-Haul Addition, and all additional development will be in accordance with GB2 zoning uses. Should you have any questions or comments, please feel free to contact me at (817) 251-8550 x 304 or via email at jcgarcia@bhinc.com.

Sincerely,

BAIRD, HAMPTON & BROWN, INC.



J.C. Garcia, P.E.
Project Manager, Civil Engineer

Enclosure: Zoning Exhibit Lots 1 and 2, Block 1 Pflugerville U-Haul Addition

CC: Parul Butala – Amerco – U-Haul International
File

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