
STAFF REPORT

Planning and Zoning: 5/4/2015 **Staff Contact:** Erin Sellers, Planner II
Agenda Item: 2015-3824 **E-mail:** erins@pflugervilletx.gov
Case No. ARB1503-01 **Phone:** 512-990-6300

SUBJECT: Consider an architectural waiver to the commercial building design requirements for an expansion to the Private Warehouse Mini-Storage facility, locally addressed as 612 F.M. 685.

LOCATION:

The Private Warehouse Mini-Storage facility is located at 612 F.M. 685, generally located along the west side of F.M. 685 and south of Applewood Drive.

BACKGROUND:

According to Travis County Appraisal District, the facility was built in 1995. The property was recently rezoned from General Business-1 (GB1) to General Business-2 (GB2) in order for the existing land use to be permitted by right, thus allowing for an expansion to the self-storage facility. The existing storage buildings are non-conforming and comprised of 100% metal panels (painted blue) on the exterior facades, while the office building is mostly comprised of stone. Refer to the pictures below.

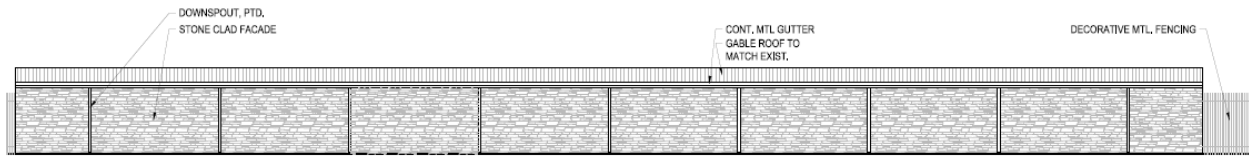
ARCHITECTURAL REQUIREMENT:

Per Subchapter 9, Section 9.4.2 of the UDC, commercial building facades shall be comprised of 100% on all facades with the exception of the permitted secondary masonry up to 60% and accent materials up to 15% (e.g., metal panels). The percent calculations shall be based on total exterior walls, excluding openings for windows and doors. Three additional mini-storage buildings are proposed at this time. The Applicant is requesting an architectural waiver for deviations in building wall materials and the articulation requirements.

Eastern Building Fronting F.M. 685

The Applicant is requesting an increase in the amount of metal panels, which is classified as an accent material, from a maximum of 15% to 32% excluding doors on the eastern building fronting F.M. 685. The proposed building meets the 40% primary masonry (rock, stone, or brick) requirement.

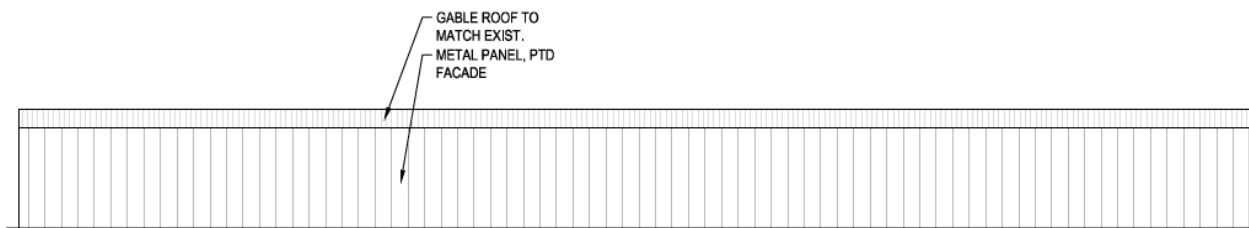
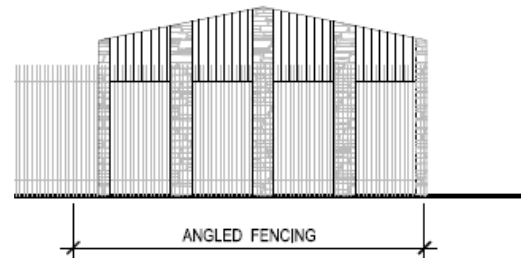
Table 1: Eastern Building Fronting F.M. 685	
East Façade (150 linear feet fronting F.M. 685)	100% Stone (1300 S.F.);
North	52% Stone (42 S.F.), 48% Metal Panels (39 S.F.)
South	52% Stone (42 S.F.), 48% Metal Panels (39 S.F.)
West Façade (Internal wall with Overhead doors)	100% Metal Panels (578 S.F.)
Total Facades (Excluding doors)	68% Stone; 32% Metal Panels (excluding doors)



Since the eastern building fronts F.M. 685, the horizontal and vertical articulation requirements would be applicable to this building. However, due to the functional use of this building, the height of the building and the proposed orientation, vertical variations in the roof line other than the proposed gabled roof form, and horizontal wall projections or recesses would provide minimal aesthetic value. Therefore, the Applicant has requested a waiver from the articulation requirements based on the proposed elevations.

Northern Buildings

The Applicant has proposed two mini-storage buildings on the north side of the property comprised of metal panels on all facades, with the exception of the façade fronting F.M. 685 where 52% is stone excluding doors.



Other Site Considerations

The three proposed buildings would reduce the amount of non-conformity on site by eliminating the outdoor storage of vehicular trailers along the north property line and F.M. 685. However, the outdoor storage of vehicles in the rear is anticipated to remain. Please refer to the site plan provided below. While there is existing vegetation along the fence line fronting F.M. 685 and the northern property line, it is not anticipated to completely screen the proposed buildings from the public right-of-way.

STAFF RECOMMENDATION:

In order to maintain continuity with the existing architectural design of the other buildings on site, and still meet the architectural intent of the Code provisions, staff recommends approval of the architectural waiver with the following conditions.

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1. The Eastern Building Fronting F.M. 685 shall be comprised of the following materials.

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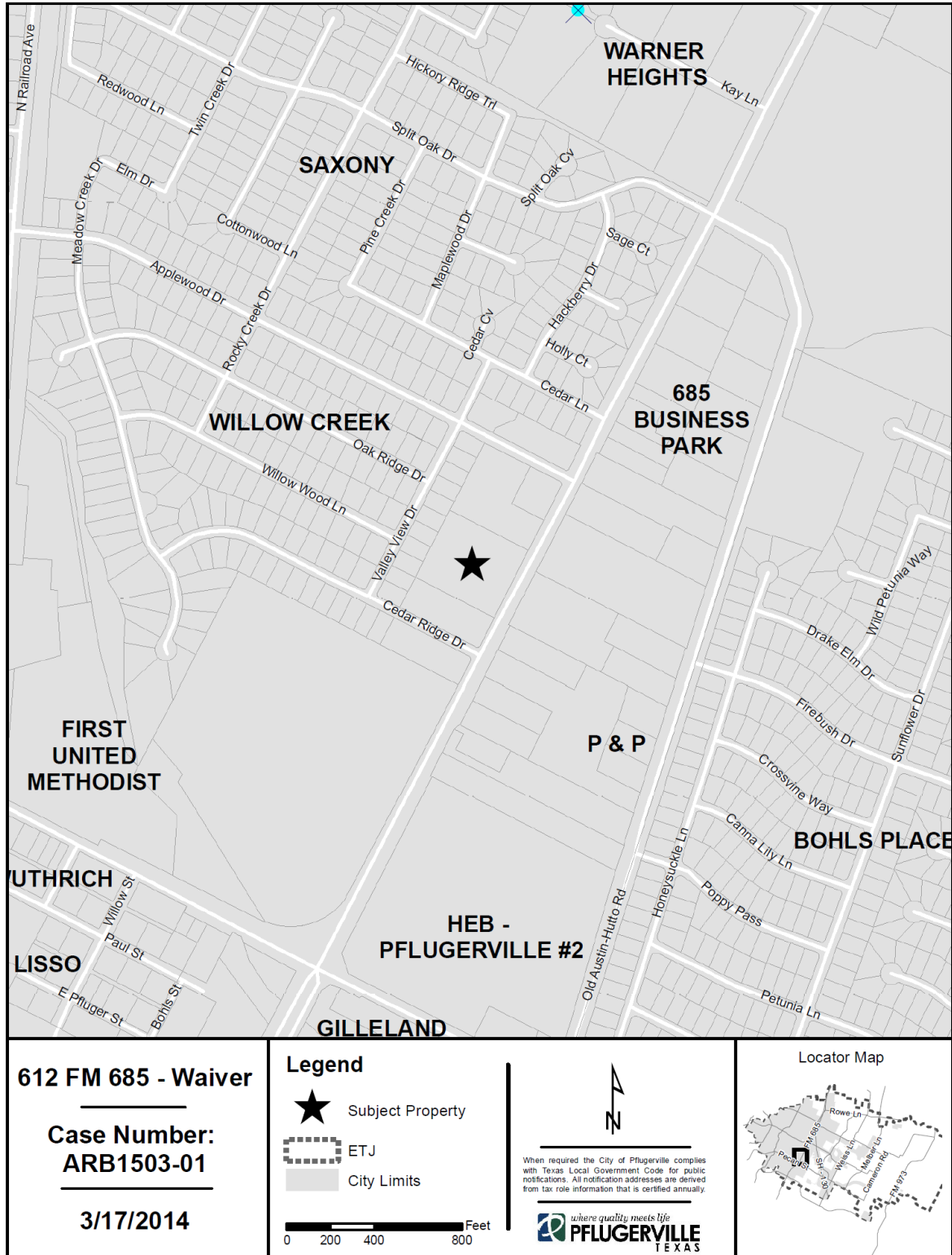
2. Two mini-storage buildings on the north side of the property may be comprised of metal panels on all facades, with the exception of the Northeastern building's façade fronting F.M. 685 where 52% is stone excluding doors. All other facades may be metal paneling consistent with the existing buildings.
3. The proposed buildings would not need to include additional horizontal and vertical articulation beyond what is shown on building elevations provided.
4. The architectural waiver shall automatically expire within 24 months from the date of approval if a site development permit has not been secured for the development. If a site development permit has been approved, the architectural waiver will remain valid until such time the site plan has expired.

ATTACHMENTS:

- Location Map
- Aerial Map
- Site Plan
- Images
- Letter of request (separate attachment)
- Site Plan & Proposed Building Elevations (separate attachment)

AGENDA REPORT

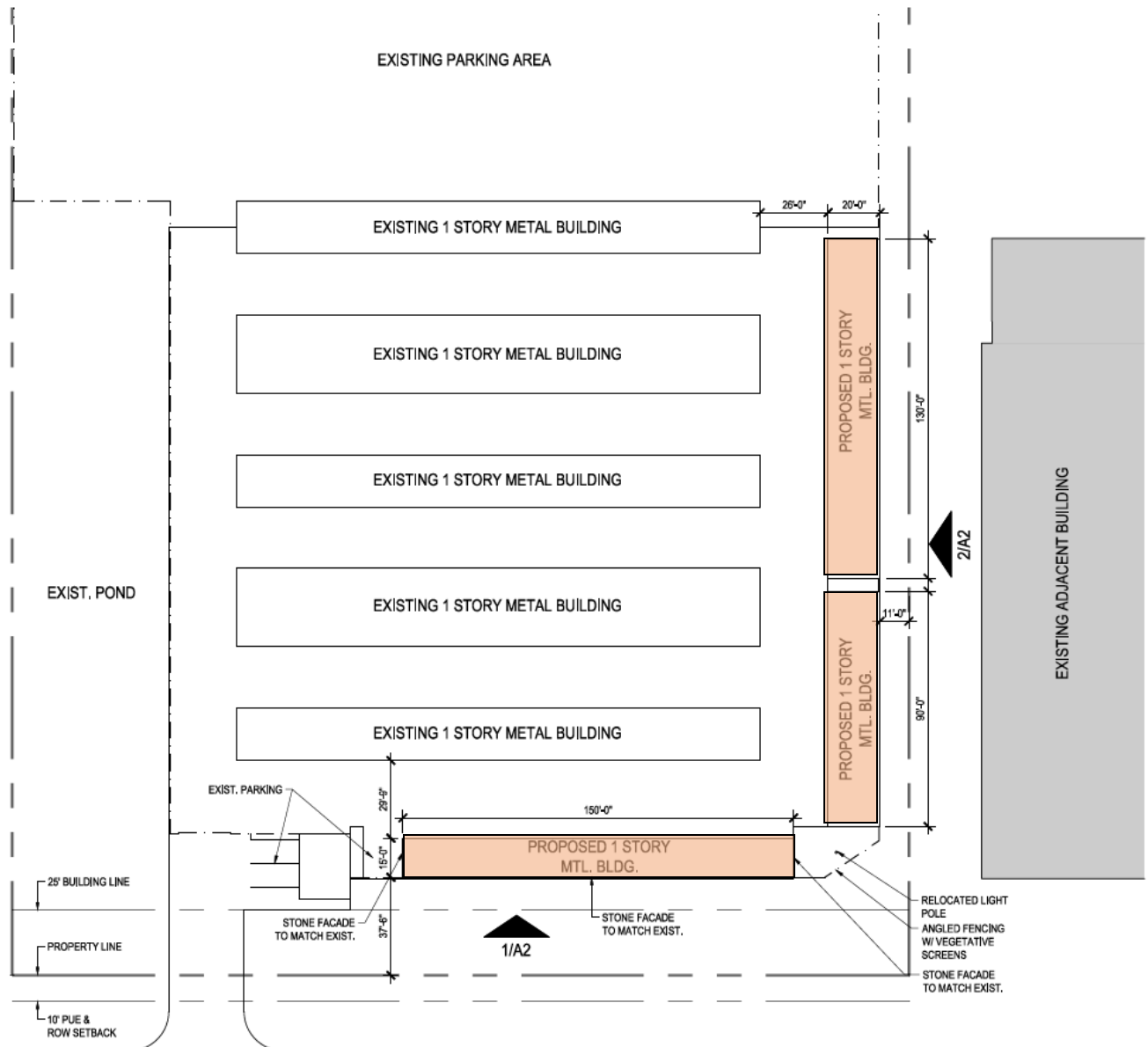
LOCATION MAP:



AERIAL MAP:



SITE PLAN:



IMAGES:



