

<b>Planning &amp; Zoning:</b>	9/16/2013	<b>Staff Contact:</b>	Trenton Klerekoper, Planner I
<b>City Council:</b>	9/24/2013	<b>E-mail:</b>	trentonk@pflugervilletx.gov
<b>Case No.:</b>	REZ1308-01	<b>Phone:</b>	512-990-6300

**SUBJECT:** Conduct a public hearing and consider approving the first reading of an ordinance with a caption reading: AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, AMENDING ORDINANCE NO. 1015-09-09-08 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED, BY CHANGING THE ZONING DESIGNATION OF LOTS 1-4 OF THE P&P SUBDIVISION AS RECORDED IN VOLUME 90 PAGES 121-122, LOCATED GENERALLY AT 445 F.M. 685, PFLUGERVILLE, TX, FROM GENERAL BUSINESS 1 (GB1) TO GENERAL BUSINESS 2(GB2); TO BE KNOWN AS THE AAA STORAGE REZONING (REZ1308-01) AND PROVIDING AN EFFECTIVE DATE.

**LOCATION:**

The subject property is located between FM 685 and Old Austin-Hutto Road, just west of the Bohl's Place Subdivision.

**PROPOSAL:**

The request is to rezone approximately 6.7 acres from General Business 1 (GB1) to General Business 2 (GB2). The property owner is proposing to expand the existing self-storage business on the property by additional self-storage buildings on site.

**SITE ANALYSIS and BACKGROUND:**

The property owner developed this site as a self-storage business in 2001 under the General Business (GB) zoning district that was in place at that time. During the process of adopting the Unified Development Code, the property's zoning district was changed from the General Business (GB) District to the General Business 1 (GB1) District. The GB-1 zoning district does not allow for self-storage facilities, consequently designating the existing business as a legal nonconforming use, requiring a rezoning of the property to expand the facilities.

The property currently has vacant land available for development. The owner's intent is to construct additional self-storage buildings to expand the current facilities. This is not permitted under the current zoning, but would be permitted by right under the General Business 2 (GB2) zoning.

**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) General Business 1 (GB1)	Vacant Land Bank
East	Single Family Suburban (SF-S)	Old Austin Hutto Road / Bohl's Place Subdivision
South	General Business 2 (GB2) General Industrial (GI)	Gaddy's Hardware Auto Body Shop
West	General Business 1 (GB1)	FM 685 / Day Care

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 property as Mixed Use. It is just inside an area designated as a Community Center, 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.

**STAFF RECOMMENDATION:**

The proposed rezoning will provide an appropriate zoning district to an existing commercial land use that has been in this location since 2001. In its present condition the traffic, light, and noise associated with the existing self-storage land use does not appear to have an adverse impact to the neighboring residential properties. The proposed expansion the site, as well as other permitted uses within the GB2 zoning district, will be developed with adequate standards to properly buffer the site from the neighboring residential development.

Other permitted uses in the GB2 district are also compatible with the surrounding land uses. Further, buffering requirements provide screening for the adjacent single family development located across Old Austin Hutto Road.

**PLANNING AND ZONING COMMISSION:**

At the September 16, 2013 meeting, the Planning and Zoning Commission recommended approval with a vote of 6-0.

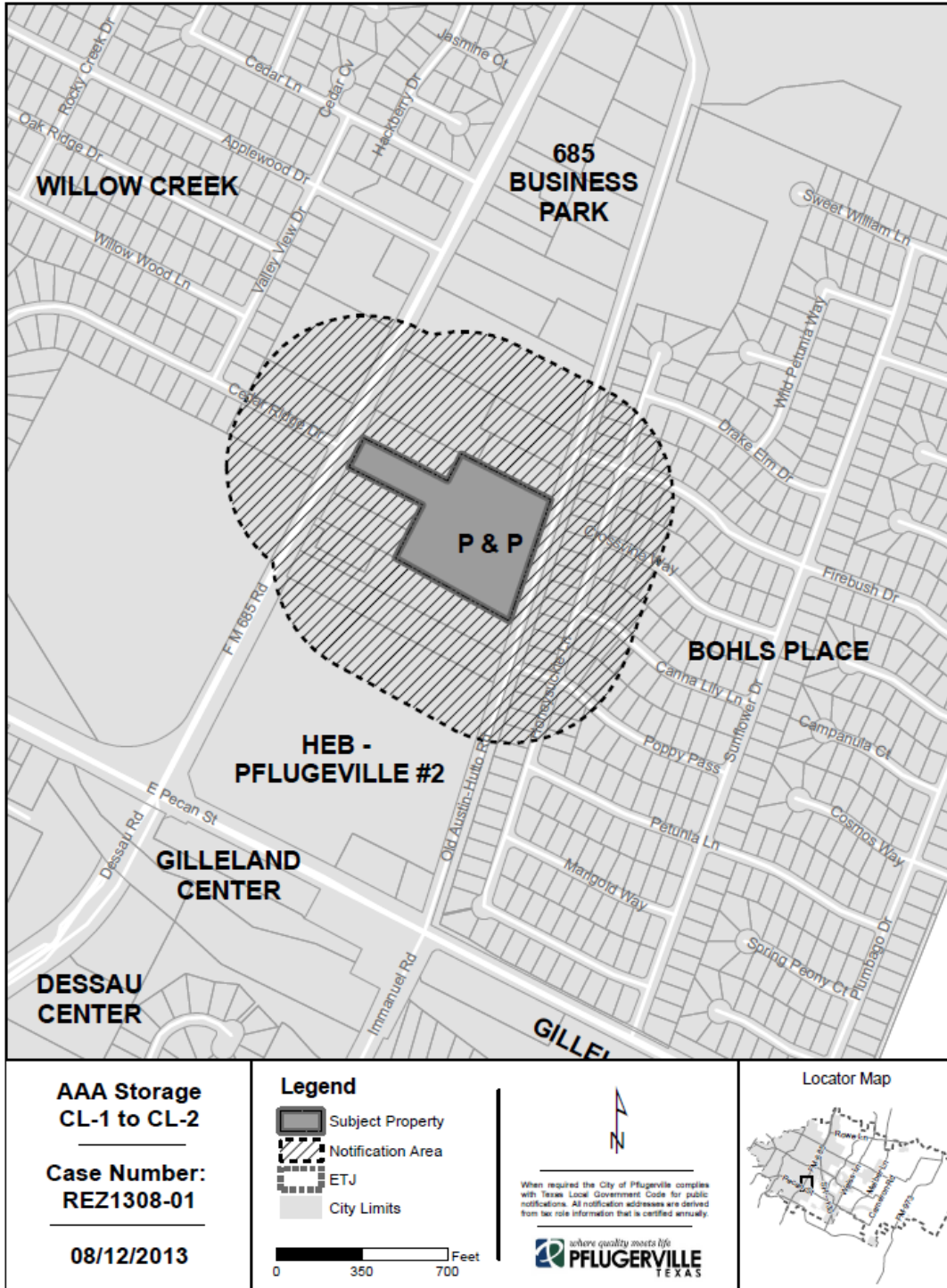
**NOTIFICATION:**

Newspaper notification was published on September 4, 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
- Ordinance

**NOTIFICATION MAP**



**AAA Storage  
 CL-1 to CL-2**

**Case Number:  
 REZ1308-01**

**08/12/2013**

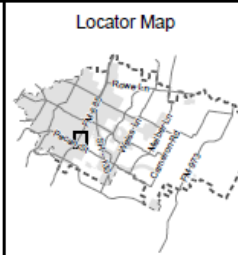
**Legend**

- Subject Property
- Notification Area
- ETJ
- City Limits

0 350 700 Feet

When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.

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 TEXAS



**SITE PHOTOS:**



Existing detention pond on the southeast side of the property, as viewed from Old Austin Hutto Road



East side of the property, as viewed from Old Austin Hutto Road

**SITE PHOTOS, CONTINUED:**



M&M Auto and Diesel, located on the northeast corner of the property, as viewed from Old Austin Hutto Road




Northern building face, as viewed from FM 685



Current entrance to facilities, as viewed from FM 685

**APPLICANT REQUEST:**



## Catalyst Engineering Group

August 12, 2013

Planning & Zoning Commission  
Pflugerville City Council  
c/o Mr. Jeremy Frazzell  
Planning Review  
City of Pflugerville  
Planning Department  
201-B East Pecan Street  
P.O. Box 589  
Pflugerville, Texas 78691-0589

Ref: Zoning Request Letter – P&P Subdivision, 445 FM 685, Pflugerville, Texas 78660

Dear Council and Commission Members,

When the AAA Storage project was originally built in 2001, mini storage was a permitted use within the GB Zoning classification. This property was zoned GB (General Business) at that time. Since then, in about 2008, the zoning ordinance was updated, and the General Business classification was separated into two different zoning classifications, GB-1 and GB-2. All though GB-1 does not allow for the use of mini storage facilities, our property, with the existing use of mini storage, was re-classified under the new ordinance as GB-1, instead of under GB-2 that is consistent with the current and intended future use of this mini-storage facility.

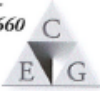
We respectfully request at this time that the property listed under common ownership in this subdivision that consists of Lots 1, 2, 3, and 4, of the P&P Subdivision, be rezoned to GB-2, so the existing use is within a compatible zoning district. The adjacent business, Gaddys', has been re-zoned to GB-2, previously, as well.

While left with the current GB-1 zoning status, repair work to the existing facility due to inclement damage, a casualty loss or other hazards; or an opportunity to expand the facility is not permitted, since currently the facility is arbitrarily, classified as a non-conforming use. This business provides a valuable resource for many citizens of Pflugerville, that want a clean and safe place to keep their extra belongings, within close proximity to where they live, so they are not just laying around the house and cluttering up their yards.

My Client, George Castleberry, the original owner of this development, plans to expand the existing facility, since he is almost at capacity now, and allow for more indoor storage. In order to do this, some open space storage along the eastern edge of the existing facility will be removed and not replaced, in order to allow part of the space planned for the new buildings.

**RECEIVED**  
AUG 12 2013

112 Pecan Street West, Pflugerville, Texas 78660  
Office: (512) 944-6077 Mobile: (512) 657-2210  
Email: [tim@catalystengineeringgroup.com](mailto:tim@catalystengineeringgroup.com)



**APPLICANT REQUEST, CONTINUED:**

Pflugerville City Council  
P&P Subdivision – AAA Storage - Pflugerville  
Rezoning Request Letter  
August 12, 2013  
Sheet 2 of 2

Catalyst Engineering Group  
*"It All Begins Here"*

The appropriate landscaping buffer will be provided along the eastern side of the new proposed buildings, to help buffer residential properties located across Old Hutto Road from the business. The proposed buildings will be in excess of 100' from the closest residential property lines to the east.

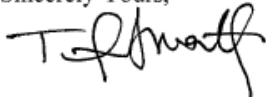
Per fire code, there will be an access required along Old Hutto Road from this expanded site. This rolling gate access, will not be open to the public or normal business customers and will only be available for fire access in case of an emergency. Therefore, there will be no truck and vehicle traffic increase caused by this development along Old Hutto Road.

This facility has regularly provided complimentary space to the local Chamber of Commerce and the Pflugerville Police Department for their use over the years. This business is a member of the Pflugerville Chamber of Commerce and a good corporate citizen of Pflugerville. There have been no non-compliance issues ever related to this property since it was first built.

My Client, George Castleberry, would appreciate your support of this zoning change to allow this property to be a conforming use within the appropriate zoning classification of GB-2. George looks forward to continuing to be a contributing member to the growing health and stability of Pflugerville.

Please let me know if you have any questions or concerns.

Sincerely Yours,



Timothy J. Moltz P.E.  
Senior Project Manager  
Catalyst Engineering Group

Cc: Mr. George Castleberry – AAA Storage – Pflugerville  
File

