

Planning & Zoning:	8/4/2014	Staff Contact:	Jeremy Frazzell, Senior Planner
City Council:	8/12/2014	E-mail:	jeremyf@pflugervilletx.gov
Case No.:	REZ1406-02	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to rezone Lot 13B, Block B Willow Creek, Section One, consisting of 3.16 acres of land locally addressed as 612 FM 685, from General Business 1 (GB1) to General Business 2 (GB2) district; to be known as 612 FM 685 Storage Rezoning. (REZ1406-02)

Location:

The property is located generally southwest of the Applewood Dr. and FM 685 intersection.

Proposal:

The request is to rezone the 3.16 acre site from General Business 1 (GB1) to General Business 2 (GB2) in order to provide proper zoning to the self-storage business, an existing non-conforming use. If the rezoning is approved, the owner plans to replace some of the existing, “for rent” surface parking space with additional self-storage structures.

Site Analysis and Background:

The property currently has five self-storage structures and surface parking for recreational or personal vehicles within a security fenced area. An office for the self-storage facility is located in a separate structure located outside the fenced area and landscaping is provided along the security fence to assist with screening of the vehicles from FM 685.

The property owner developed this site as a self-storage business in 1995 under the General Business (GB) zoning district. At that time, the GB district contained a wide variety of commercial uses ranging from light retail to more intense commercial. During the process of zoning code amendments in 2007, the General Business (GB) District was divided into the General Business 1 (GB1) and General Business 2 (GB2) districts. By default, all properties zoned GB became GB1 and over time, properties have been rezoned to the GB2 district as appropriate to address the more intense commercial land uses. Self-storage facilities, otherwise known as “Mini-Warehouse/Public Storage” are permitted within the GB2 zoning district, but not the GB1 district. As a result of the code amendment, the current use is now non-conforming. While the use may remain in its present condition, the use is not able to expand under the current zoning. The proposed request is intended to provide conforming zoning for the existing land use.

Zoning and Land Use:

The area was annexed in 1983 and subsequently zoned to Residential (R) District. In 1984, properties along the west side of FM 685 were rezoned to Commercial (C) District and Multi-Dwelling (M) District through Ordinance No. 174-84-2-14. The subject property was rezoned to “C”.

Properties to the south, north, and east are currently zoned General Business 1 (GB1) and currently consist of a daycare, a commercial retail center with a gas station, and a bank with drive through, respectively. To the west is the Willow Creek residential subdivision, with duplexes backing up to the subject property.

Adjacent	Base Zoning District	Existing Land Use
North	General Business 1 (GB1)	Commercial retail center and gas station
South	General Business 1 (GB1)	Commercial daycare
East	General Business 1 (GB1)	Bank with drive through
West	Two-Family (2-F), Single Family Suburban (SF-S)	Duplexes and single-family homes

Comprehensive Plan:

The Comprehensive Land Use Plan identifies the area as Low to Medium density residential, with Mixed Use and neighborhood centers in close proximity. The proposed GB2 district will continue to allow for commercial and employment opportunity, which is consistent with the land use plan.

Notification:

Newspaper notification was published on July 24, 2014 and notification letters were mailed to property owners within 500 feet of the property. Signs were posted on the property and two general inquiries were received regarding the proposed request at the time of this report.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission held a public hearing on August 4, 2014 and subsequently recommended approval of the request with a vote of 5-0.

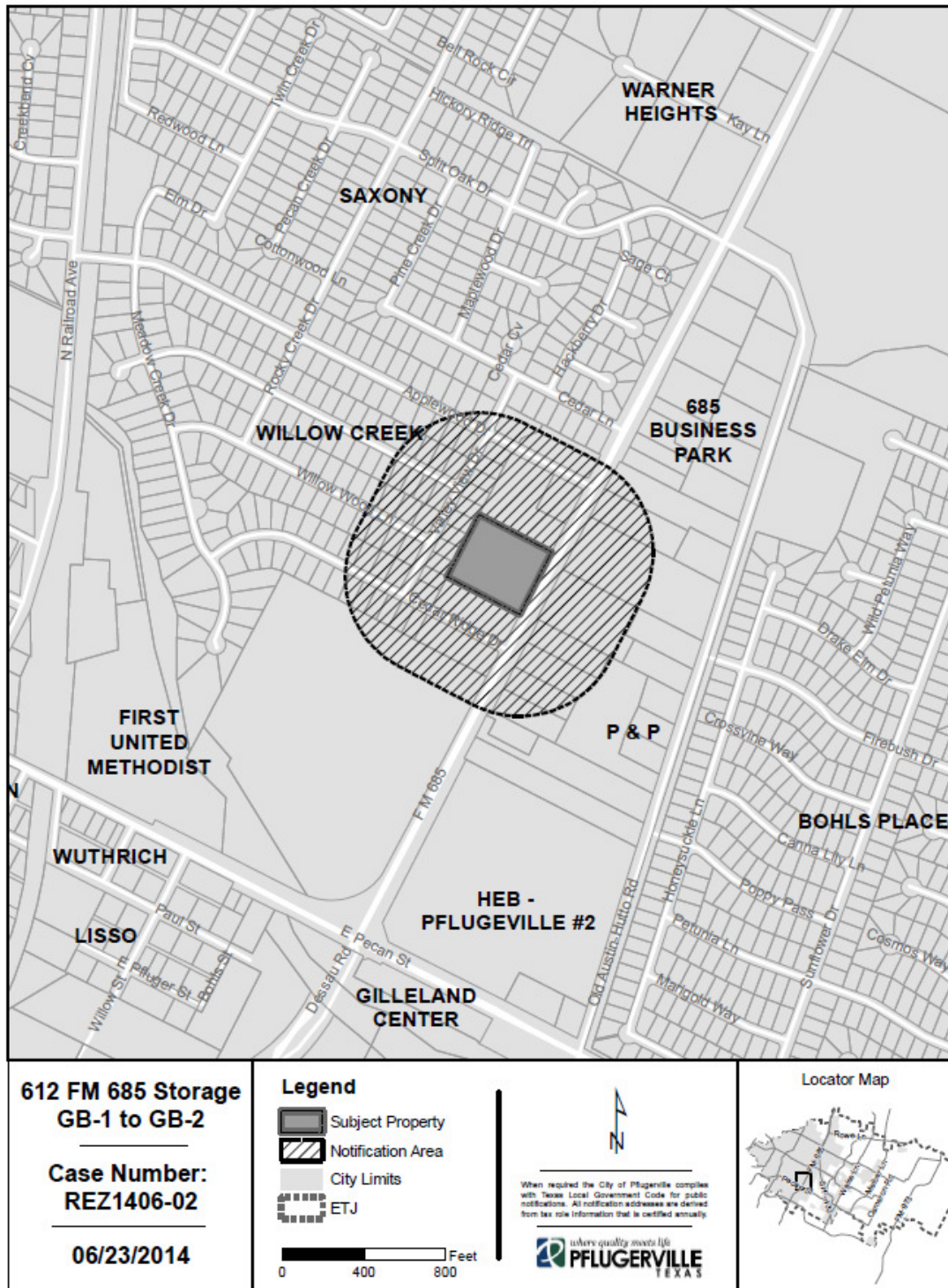
STAFF RECOMMENDATION:

As mentioned, the existing self-storage land use was a permitted land use when established under the General Business (GB) district in 1995. As a result of the zoning code amendments of 2007, the subject property became zoned General Business 1 (GB1) which resulted in the current self-storage use becoming non-conforming. Existing site conditions, including outside vehicle storage, structure materials and other items are also non-conforming and like the use, may remain in their current condition provided they are not expanded. A separate administrative process for documenting the non-conforming site conditions is currently underway. If approved, the owner has identified an intent of replacing some of the existing vehicle parking areas with additional self-storage structures. The GB2 district is generally consistent with the district the site was developed under and is generally consistent with the land uses in the area. The proposed request is similar to the AAA storage rezoning approved earlier in 2014 for property located along the east side of FM 685, generally southeast of the subject property. If approved, the proposed rezoning will enable the site to be expanded under current requirements, and is not anticipated to have an adverse impact on the area.

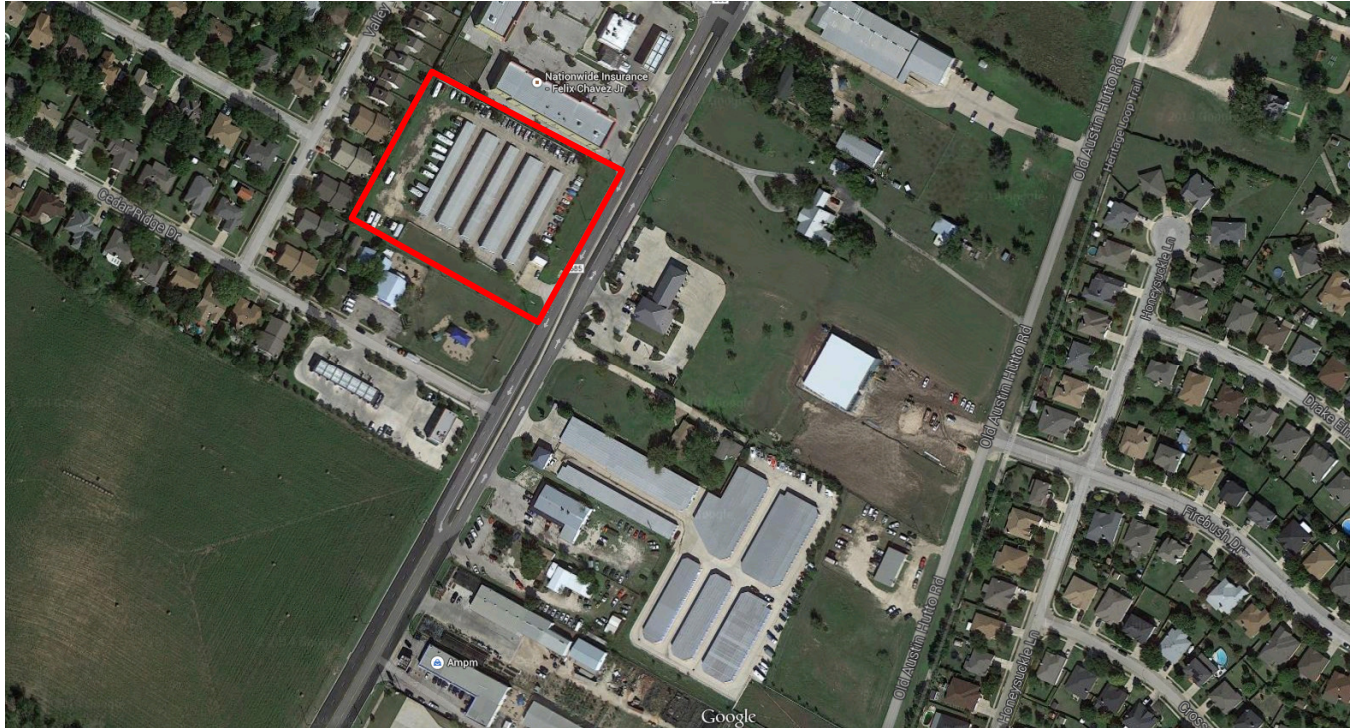
ATTACHMENTS:

- Notification Map
- Subject Site Photos
- Applicant Request

NOTIFICATION MAP

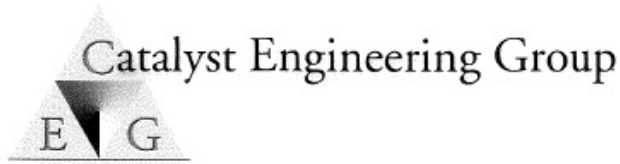


SITE PHOTOS:





APPLICANT REQUEST:



June 10, 2014

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 – Lot 13B, Block B, Willow Creek, Section One, 612 FM 685,
Pflugerville, Texas 78660

Dear Council and Commission Members,

When the Private Mini-Warehouse Storage project was originally built in 1994, 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 and the uses of each redefined, GB-1 and GB-2. All though GB-1 does not allow for the use of mini storage facilities or Open Storage, our property, with the existing use of mini storage and Open Storage, was re-classified under the new ordinance as GB-1, instead of under "LI" Light Industrial, that using the current use descriptions, is consistent with the current and intended future use of this mini-warehouse storage facility. Recent conversations with Emily Barron, concluded that the city would still allow existing use of the Open Storage, as long as it was not expanded on, if the property was rezoned to GB-2, hence allowing all of the storage units to be considered a conforming use, even though the existing open storage would remain a non-conforming use.

We respectfully request at this time that the property in this subdivision that consists of Lots 13B, Block B, of the Willow Creek Subdivision, be rezoned to "GB-2" General Business GB-2, so the existing building uses are at least within a compatible zoning district. There are other lots in the vicinity of this property along and facing FM 685, that co-exist as LI intermixed with GB-1 and GB-2 zoning, all surrounded by residential developments.

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

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Catalyst Engineering Group

"It All Begins Here"

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safe place to keep their extra belongings, within close proximity to where they live, so they are not just laying around the house or cluttering up their yards.

We specifically are requesting to be allowed to maintain open space use on the property, so that this business that currently provides secure Open Storage for numerous mobile businesses, that store their business vehicle inside the secure property during the evening and weekends when they are not using their vehicles, can continue to have a location to store their vehicles, rather than them being forced to park in their neighborhoods when they are off from work.

My Client, Clay Ballentine, the original owner of this development, plans to expand the existing facility, by building three new buildings on site, along the west and south boundaries of the property. This will allow the Mini-Warehouse Storage facility to better serve their customers, and it will provide a buffer for neighboring properties, so that the open storage is not as visible. The Open Storage space that is currently available will be reduced by the installation of the proposed buildings, but again under the current zoning, the new buildings cannot be installed to create this physical buffer.

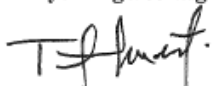
The appropriate landscaping buffer will continue to be provided along the western side of the new proposed buildings, and with the installation of the proposed buildings a better buffer will be created to help buffer residential properties located to the west of this business.

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 has been no non-compliance issues related to this property since it was first built.

My Client, Clay Ballentine, 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. Clay 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,
Catalyst Engineering Group


Timothy J. Moltz P.E.
Senior Project Manager
TBPE Firm# F-13275



Cc: Mr. Clay Ballentine – Private Mini-Warehouse Storage – Pflugerville
File

