

Legislation Text

File #: 17-259, **Version:** 1

Presenter

Christopher J. Looney, Director of Community Planning & Development
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SUBJECT:

Public hearing and consideration of the first reading of an ordinance regarding a requested rezoning to apply a Special Use Permit to 1.089 acres, Lot 2-R, Moeller Subdivision, to allow the temporary placement and habitation of a travel trailer for resident security and an unimproved parking lot with the operation of a Christmas tree sales lot in the "C-3" Commercial District, addressed at 2742 FM 725.

BACKGROUND / RATIONALE:

Case No.: PZ-17-012

Council District: 2

Owner: Rodney Fischer, General Partner (Midtex Oil, L.P.)
3455 IH 35 South
New Braunfels, TX 78132
(830) 625-4214

Applicant: Daryll Smith (Holiday Hills Christmas Trees)
3634 Halifax Sw. SE
Salem, OR 97302
(210) 363-6333

Staff Contact: Matthew Simmont, Planner
(830) 221-4058
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The applicant operates several Holiday Hills Christmas tree lots generally adjacent to Shell service stations/convenience stores around town. The original location at 1190 IH-35 near Highway 46 South started in 1993. Occupying a travel trailer for more than 18 hours outside of an RV park is not allowed pursuant to City Code Chapter 62 Health and Sanitation. And occupying a travel trailer outside of an RV Park is also not an authorized use by Chapter 144, Zoning Ordinance. The use of a trailer for on-site management and resident security of the original tree lot was accomplished for 17 years through a series of variances, approved by the Zoning Board of Adjustment. In 2011, Staff determined the Special Use Permit (SUP) rezoning process was a more expedient method for approving the use of a trailer in conjunction with the tree sales, and SUPs were subsequently approved accordingly.

The proposed business operations will be consistent with the applicant's other locations in the City. Holiday Hills will set up each year at the beginning of November and will operate from Thanksgiving through December for retail sales of Christmas trees and related products. Proposed property improvements include a temporary 60-foot x 120-foot tent, a temporary chain link fence around the perimeter, and a temporary travel trailer for the on-site manager and security, all to be removed at the end of the season. The trailer has a self-contained sanitation system that will be serviced once a week. New Braunfels Utilities will provide a utility pole with a service panel to supply electricity to this business.

Customer access will be through the existing access drive onto the subject property (Attachment 3). The City Engineer has reviewed the request and has no objection to temporary unimproved parking provided there is no new access point created to the property from FM 725, no mud or base material is tracked from the property onto public streets, and the parking area is returned to its natural vegetative state at the end of the sales period each year.

General Information:

Size: 1.09 acres

Surrounding Zoning and Land Use:

North - C-3 / Midtex Oil Fueling Station

South - C-3 / Agricultural

East - Across FM 725, C-3 / Restaurant and Church

West - C-1B / Bingo Hall

Comprehensive Plan/ Future Land Use Designation:

Commercial

Floodplain:

No portion of the property is located within the 100-year floodplain.

Regional Transportation Plan:

FM 725 is identified as a 150-foot Principal Arterial on the Regional Transportation Plan. The right-of-way width of FM 725 is currently 115 feet. A right-of-way dedication of up to 17.5 feet may be required should the property be subject to platting.

Improvement(s):

2 Billboard Signs

Determination Factors:

In making a decision on zoning, the following factors are to be considered:

- Whether the permitted uses will be appropriate in the immediate area, and their relationship to the area and to the City as a whole (*Use of the property for retail sales is appropriate for this location. The temporary use of unimproved property is not typically allowed, and may be appropriate only under the conditions recommended for the Special Use Permit. A condition to maintain the site so vehicles will not track mud and debris onto the roadway should mitigate any possible related negative impact.*);
- Whether the change is in accord with any existing or proposed public schools, streets, water

- supply, sanitary sewers, and other utilities to the area (*The proposed use should not interfere with schools, streets, or utilities. A temporary fence will limit access to the lot.*);
- How other areas designated for similar development will be affected (*Other areas will not be affected.*);
- Any other factors that will substantially affect the public health, safety, morals, or general welfare (*Unpaved parking has the potential to create dust and track mud or base material into the public street. The applicant will be responsible for maintaining a clean, safe environment and approval of the Special Use Permit may be re-evaluated if the City receives complaints.*); and
- Whether the request is consistent with the Comprehensive Plan. (*Temporary retail sales are consistent with the Commercial future land use designation of the subject site.*)

Special Use Permits may be granted to allow compatible and orderly development which may be suitable only if developed in a specific way or only for a limited period of time. The request should be evaluated on the extent to which the proposed use:

- is consistent with policies of the Comprehensive Plan;
- is consistent with the purpose and intent of zoning district regulations;
- meets all supplemental standards (see below); and
- preserves the character and integrity of adjacent development and neighborhoods.

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

	Yes	City Plan/Council Priority: 2006 Comprehensive Plan <i>Pros and Cons Based on Policies Plan</i>	Pros: Goal 1: <i>Promote manageable growth to achieve a proper balance of economic expansion and environmental quality while maintaining the community's unique qualities.</i> The requested Special Use Permit will ensure public health and safety issues are addressed while meeting the security concerns of the business owner. Cons: None
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FISCAL IMPACT:

The City will receive sales tax from sale of the trees.

COMMITTEE RECOMMENDATION:

The Planning Commission recommended approval of the requested SUP with staff recommendations at their public hearing on April 4, 2017 (7-0-0) with Commissioners Tubb and Conkright absent.

STAFF RECOMMENDATION:

Staff recommends approval of the request with the following conditions:

1. The property will be used for the stated purpose between November 1 and December 31 each year, with no changes in the use of the property unless the Special Use Permit is amended.
2. The applicant will provide the Planning & Community Development Department a copy of a current contract for wastewater disposal from a TCEQ licensed hauler covering November 1 through December 31 annually.
3. The sales lot will be accessed through the access drive along the southern boundary of the subject property. No additional direct access from FM 725 will be created.

4. The applicant will be responsible for maintaining a clean and safe customer parking area, and for preventing the tracking of mud, dust or base material onto adjacent property or public right-of-way.
5. Failure to comply with these conditions will result in re-evaluation of the Special Use Permit and possible revocation through the rezoning process.

Notification:

Public hearing notices were sent to 6 owners of property within 200 feet of the request. The Planning Division has received no responses in favor or in objection to the proposed use.

ATTACHMENTS:

1. Aerial , Regional Transportation Plan and Floodplain Map
2. Application
3. Proposed Site Plan
4. Zoning & Land Use Maps
5. Notification & Responses
6. Photograph
7. Code Sections (3.3-9 C-3; 3.6 Special Use Permits)
8. Draft Planning Commission Meeting Minutes
9. Ordinance