

STAFF REPORT

Planning & Zoning:	2/2/2015	Staff Contact:	Erin Sellers, Planner II
City Council:	2/10/2015	E-mail:	erins@pflugervilletx.gov
Case No.:	REZ1412-01	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to rezone 1.399 acres of land out of the Sefrin Eiselin Survey No. 1, generally located at the northwest corner of the intersection of E. Pecan St. and Old Austin-Hutto Rd., from Agriculture/ Conservation (A) to General Business-1 (GB-1) zoning district; to be known as the Remainder of H.E.B. Tract/Pecan Street Rezoning. (REZ1412-01)

REQUEST: The applicant, Derek Villemmez, on behalf of the property owner, H.E.B. Grocery Company L.P., are requesting a rezoning from the interim zoning district of Agriculture/Conservation (A) to General Business-1 (GB1) zoning.

LOCATION: The property is generally located at the northwest corner of the intersection of E. Pecan Street and Old Austin-Hutto Road.

SUMMARY:

- 1994 – Subject site was annexed into the City per Ordinance No. 411-94-12-13 while Agriculture/Conservation (A) was assigned as an interim district.
- 1999 – The larger tract of land northwest of the subject site was subdivided as (21.365 Acres) Lot 1, Block A, H.E.B./Pflugerville No. 2 Subdivision.
- 2000 – H.E.B. and shopping center was built.
- 2000 – H.E.B. purchased the remaining property, the subject site, generally located at the intersection of Old Austin-Hutto Road and E. Pecan Street.
- Application Pending – Subject site anticipated to be platted within the replat of H.E.B./Pflugerville No. 2 Subdivision as Lot 2 and 3.

SITE ANALYSIS:

The subject property has frontage on E. Pecan Street and Old Austin-Hutto Road and is currently unimproved, commercially marketed, property. The subject site is located within City's certificated area for water and wastewater. No portion of the site is situated within the 100-year floodplain delineated by FEMA FIRM panel #48453C0290J.

ZONING AND LAND USE:

The area was annexed in 1994 and was given an interim zoning district of Agriculture/Conservation (A). Since annexation into the City, the subject site's zoning designation has remained in its holding district of Agricultural/Conservation. Currently, the subject site is unimproved, and is situated in form and location as smaller outparcels to the H.E.B. Grocery and retail strip center. The larger H.E.B. lot located to the north and west of the subject site is zoned General Business-1 (GB1) and is compatible with the proposed rezoning of the existing site. While there is single-family residential adjacency to the east, it is separated by approximately 85' of public right-of-way, inclusive of a hike and bike trail, which provides a buffer between the residential use and the more intense commercial

STAFF REPORT

uses permitted within GB1. The adjacent zoning and existing land uses are provided in the table immediately below.

Adjacent	Base Zoning District	Existing Land Use
North	General Business - 1 (GB1)	H.E.B. Grocery Store / Unimproved pad sites
South	Agriculture/Conservation (A)	E. Pecan Street / Floodplain/ City parkland
East	Single-Family Suburban (SF-S)	Old Austin-Hutto Rd. / Single-Family Residential
West	General Business - 1 (GB1)	Unimproved pad sites/ Water detention facilities

TRANSPORTATION:

The subject property has frontage on a major arterial roadway, East Pecan Street and collector roadway, Old Austin-Hutto Road. A Transportation Impact Analysis (TIA) may be required at the time of site development if the proposed development is expected to generate 2,000 or greater vehicle trips on the peak day, according to the latest edition of the Institute of Transportation Engineer's Trip Generation.

COMPREHENSIVE PLAN:

The Comprehensive Plan, Preferred Land Use Vision Plan (Future Land Use Map) provides for a series of "Centers", including Neighborhood, Community, Civic, and Regional Center generally located along major thoroughfares in order to supplement the broad brush strokes of the future land use categories. Per the Comprehensive Plan, Preferred Land Use Vision Plan (Future Land Use Map), the subject site is generally located within an area for a mix of uses within an overarching "Community Center". "Community centers provide a greater mix of uses in areas between multiple neighborhoods. The market catchment area for the retail is a three to six mile radius. The scale of the center is typically 100,000 to 300,000 square feet of non-residential space. The retail and offices provide the same goods and services as neighborhood centers but have larger anchor retail such as a grocery store and additional specialized retail." Thus, the proposed rezoning to General Business-1 (GB1) is supportive of the Comprehensive Land Use Plan.

Consistency with Land Use Policy and Action statements in the Comprehensive Plan:

Policy 2.1: Establish neighborhood centers that have complimentary and integrated residential and commercial uses and amenities.

- Action 2.1.1: Provide new and infill development to accommodate basic retail services within walking distance of residential areas.

Policy 3.1: Ensure adequate opportunity for office, retail, and industrial development to meet projected future demand.

- Action 3.1.1: Evaluate existing zoning to ensure sufficient land supply for office, retail, and industrial use to meet projected 2030 population projections and regional market demands.

STAFF RECOMMENDATION:

The General Business-1 zoning district is generally compatible with the adjacent land uses and zoning districts and is in accordance with the "Community Center" concept with the Comprehensive Plan; therefore staff recommends approval of the proposed rezoning.

STAFF REPORT

NOTIFICATION:

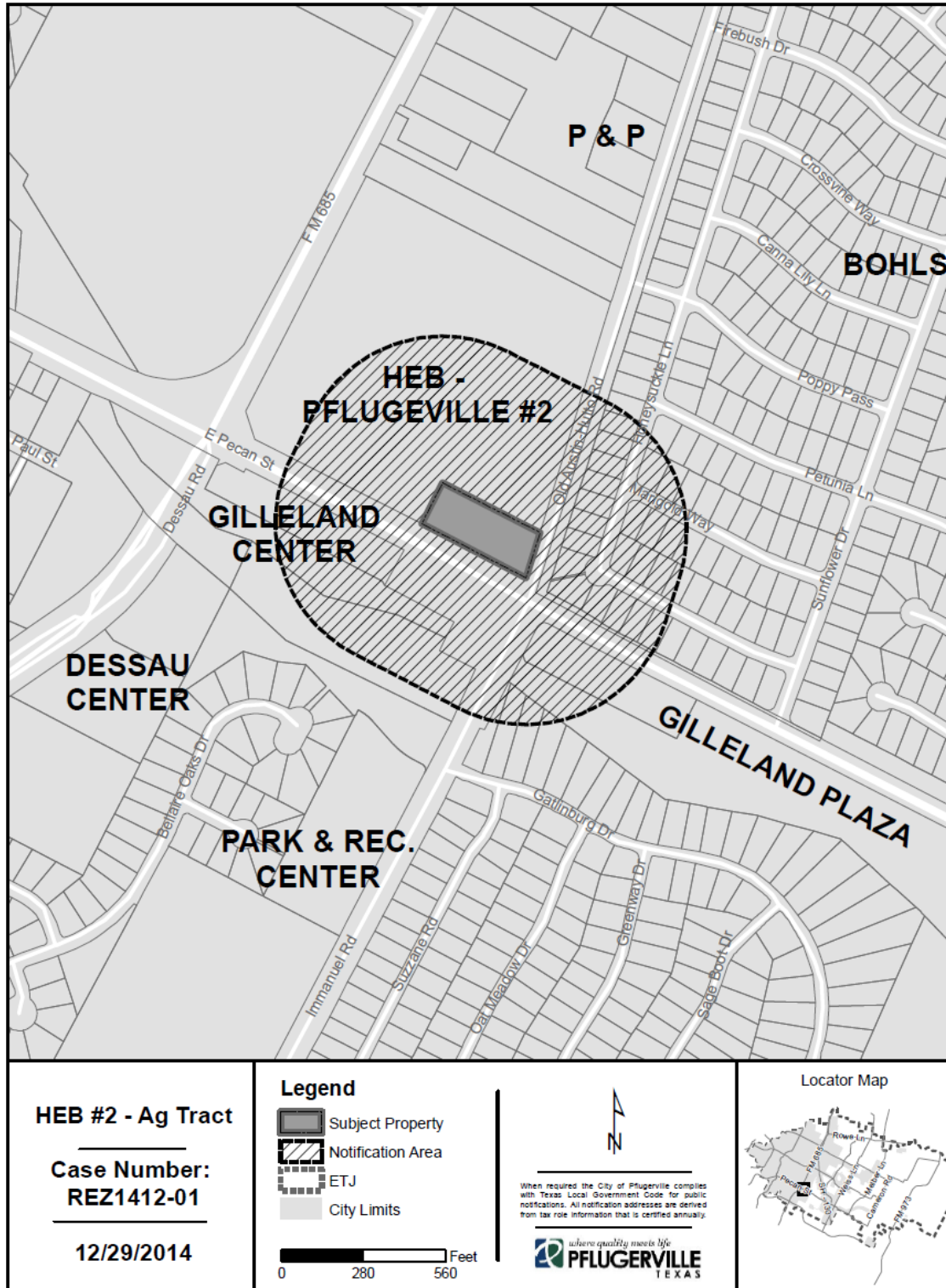
Newspaper Notification was published on January 21, 2015, notification letters were mailed to property owners within 500 feet of the property, and a sign was posted as required. No inquiries with stated opposition were received regarding the proposed request at time of this report.

ATTACHMENTS:

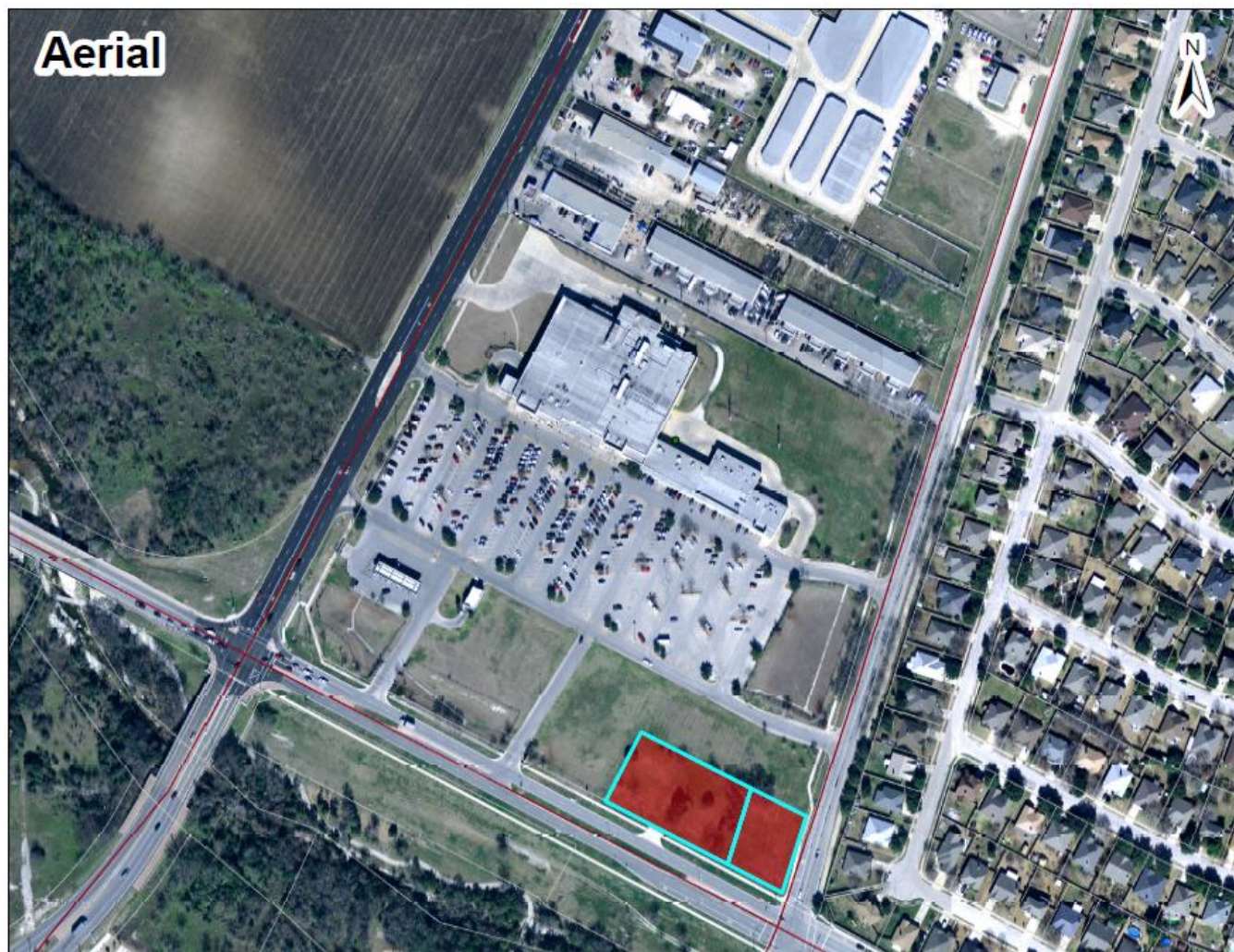
- Rezoning Application – {Refer to separate attachment}
- Ordinance – {Refer to separate attachment}
- Notification Map
- Aerial Map
- Zoning Map
- Future Land Use Map
- Site Photos

STAFF REPORT

NOTIFICATION MAP



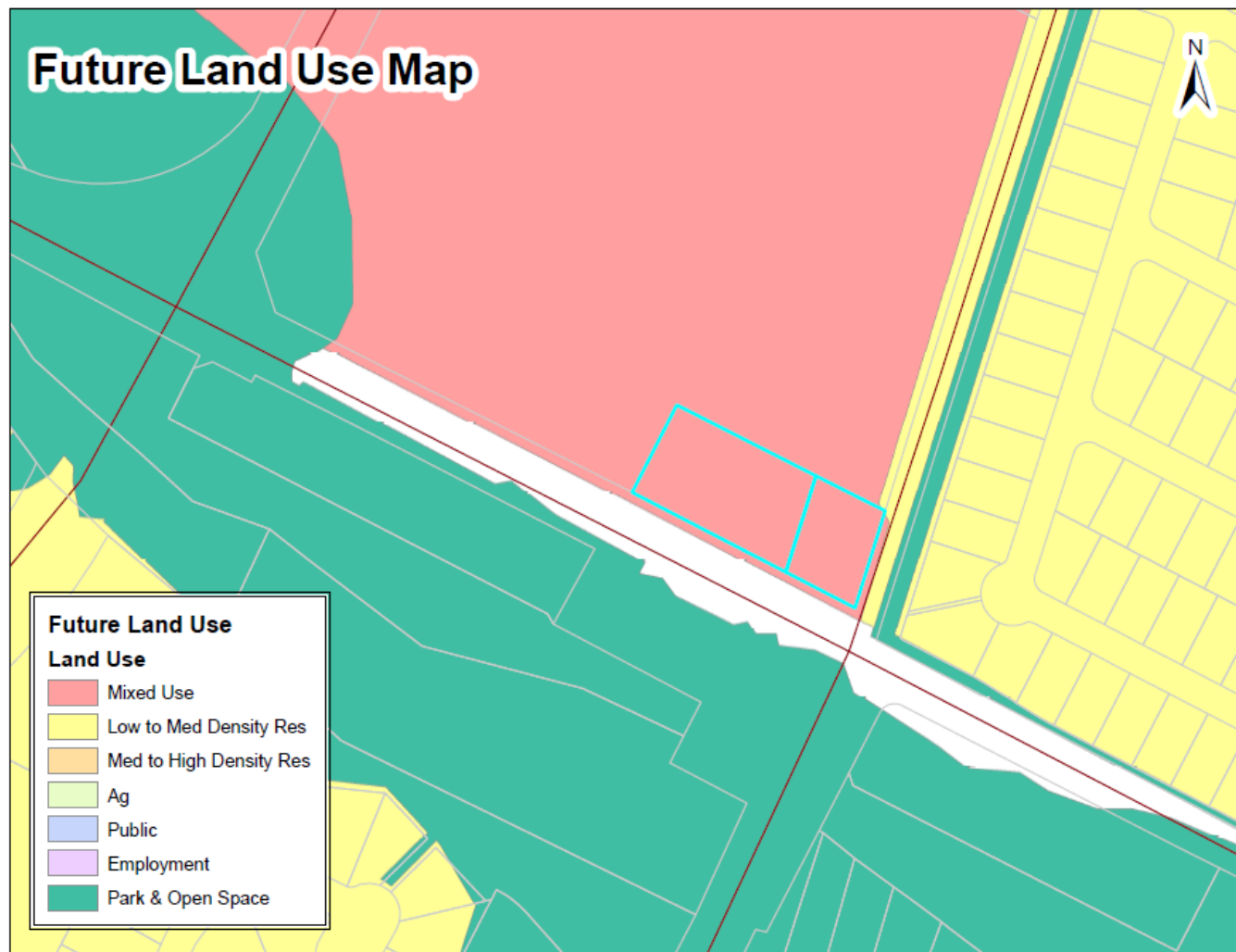
STAFF REPORT



STAFF REPORT



STAFF REPORT



SITE PHOTOS:

East of Subject Property, Facing South on Old Austin-Hutto Road



East of Subject Property, Facing North on Old Austin-Hutto Road



STAFF REPORT

Subject Property, Facing east



Facing West, Southwest of Subject Property

