

<b>Planning &amp; Zoning:</b>	8/1/2011	<b>Staff Contact:</b>	Jeremy Frazzell, Senior Planner
<b>City Council:</b>	8/23/2011	<b>E-mail:</b>	jeremyf@cityofpflugerville.com
<b>Case No.:</b>	REZ1106-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Conduct a Public Hearing and Consider an application to change the zoning of approx. 5.773 acres from **General Business 1 (GB1) to Light Industrial (LI)** for Lot 2, Block A Pfairway Office Park, Pflugerville, TX to be known as the 2911 A.W. Grimes Rezoning (REZ1106-01)

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### **BACKGROUND/DISCUSSION**

#### **LOCATION:**

The property is located along the east side of A.W. Grimes, generally north of the A.W. Grimes Blvd and W. Pflugerville Pkwy intersection.

#### **SUBDIVISION HISTORY:**

The Pfairway Office Park subdivision was initiated in 2005 and consists of 3 lots. To date, only Lot 1 has been developed.

#### **ANNEXATION and ZONING HISTORY:**

The land containing the subdivision was annexed into the City in 2003 through Ordinance No. 720-03-11-11. Upon annexation, the land was zoned to Agriculture/Conservation (A) until 2004 when the property was rezoned to General Business (GB) (Ordinance No. 734-04-01-27). Prior to 2007, the General Business (GB) zoning district allowed for a variety of commercial land uses ranging from retail to warehouse and distribution. Through text amendments to the Zoning Code in 2007, the General Business (GB) district was divided into two districts, at which point the subject property became the current General Business-1 (GB-1) district.

#### **COMPREHENSIVE PLAN DESIGNATION:**

The Comprehensive Plan currently identifies the area with low to medium-density residential. The land use map does not account for the existing employment land uses or the intersection of two major thoroughfares where a neighborhood center could be anticipated. Goals 2 and 3 and Policy 2.3 of the Land Use & Development Character chapter encourage infill around existing centers and at major intersection to reduce infrastructure costs and opportunities for employment, services, and growing the municipal tax base.

#### **SURROUNDING ZONING AND LAND USE:**

The area between Schultz Lane and A.W. Grimes has an existing heavy commercial and light industrial character. Existing businesses in the area include Austin Foam Plastics – AFP (manufacturing/warehouse facility), Bannister Tool (manufacturing), B&H Customs (automotive repair), AT&T (service and dispatch center) and Pfairway Office Park (office tenant space). Austin Foam Plastics was rezoned from the Agriculture/Conservation (A) district to Light Industrial (LI) in 2008.

In 2004, a large tract of land fronting onto Schultz Lane was zoned to Light Industrial at the request of the property owner. The tract currently contains three single-family dwellings. Another single-family land use located to the south between the subject lot and B&H Customs is zoned General Business 1. Single-family homes within the Cambridge Heights residential subdivision are located across A.W. Grimes Blvd.

Adjacent	Existing Zoning District	Existing Use
North	GB1, A	Office, unimproved land
South	GB1, LI	Single-family rural, automotive repair, manufacturing
East	LI, SF-S	Single-family rural zoned for industrial uses, single-family within Pflugerville Heights
West	SF-S	Single-family within Cambridge Heights

**ANALYSIS:**

The subject lot fronts onto A.W. Grimes and is predominantly unimproved with the exception of a detention pond in the rear (east portion) of the property and a drive aisle with parking along the general northern extent of the lot. In 2005, the previous owner intended to develop Lot 1 and Lot 2 of the Pfairway Office Park as an office park with a shared drive aisle, parking, and detention. Lot 1 was constructed with 3 office buildings, however unfavorable economic conditions precluded Lot 2 from becoming developed and ownership has changed.

Shoreline Boat and RV Repair is the applicant requesting the rezoning. The Vehicular Repair and Service use is permitted by right in the existing GB1 zoning district, however as indicated by the applicant, the proposed operation requires storage of vehicles which is not permitted in the GB1 district. Storage or Wholesale warehouse and Mini-Warehouse/Public Storage are only permitted in the GB2 and LI districts.

**INFRASTRUCTURE IMPACTS:**

**Transportation:** A.W. Grimes is a four-lane arterial roadway along the western boundary of Lot 2 and provides unrestricted access to the site. A raised median exists along A.W. Grimes; however it terminates at Pecos River Trail and is not located along the extent of Lot 1 and 2. An access easement was established with the Pfairway Office Park plat and provides shared access to all three lots.

**Traffic Impact:** Currently A.W. Grimes experiences large truck traffic associated with neighboring businesses. If the proposed business locates to Lot 2, vehicles pulling boats and RV's can be expected.

**Water and Sewer:** The property is located within the Pflugerville CCN for water service and Windermere CCN for wastewater service.

**NOTIFICATION:**

Newspaper Notification was published on July 21, 2011 and notification letters were mailed to property owners within 500 feet of the property. Additional courtesy notification was provided to the Cambridge Heights HOA and PfCONA. The Pflugerville Heights subdivision does not have an active HOA and therefore a courtesy notification was not able to be provided.

**STAFF RECOMMENDATION:**

Although the land use plan does not specifically identify a neighborhood center or designate employment in this area, the Land Use & Development Character chapter of the Comprehensive Plan encourages infill around existing centers and at major intersections to reduce infrastructure costs and opportunities for employment, services, and growing the municipal tax base. The proposed rezoning is not anticipated to negatively impact the health, safety or general welfare of the community. Staff recommends approval of the request to change the zoning of Lot 2, Block A, Pfairway Office Park from General Business 1 (GB1) to Light Industrial (LI).

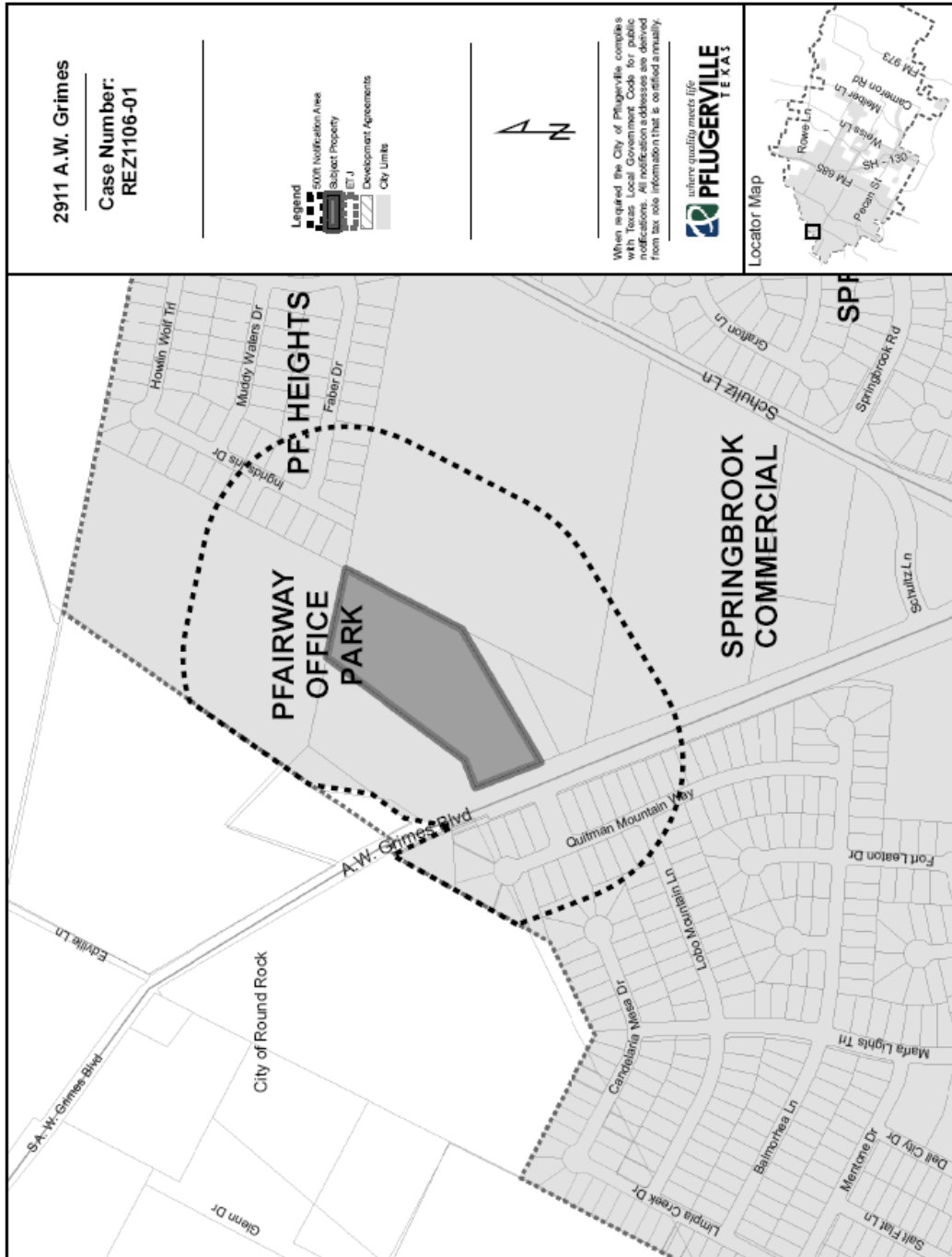
**PLANNING AND ZONING COMMISSION RECOMMENDATION:**

On August 1, 2011, the Planning and Zoning Commission conducted a public hearing. Several neighboring commercial property owners and a residential property owner spoke in opposition to the proposed Light Industrial (LI) zoning district. The Commission unanimously recommended denial of the Light Industrial (LI) zoning district, but unanimously recommended approval of the General Business 2 (GB2) zoning district. A super majority vote by the City Council is required to approve the rezoning request.

**ATTACHMENTS:**

- Notification Map
- Subject Site Photos
- Applicant Letter
- Plat

**NOTIFICATION MAP:**



**SITE PHOTOS:**



**SUBJECT SITE**



**SUBJECT SITE**



**NORTH OF SITE**



**NORTH OF SITE**



**EAST OF SITE**



**SOUTH OF SITE**



**SOUTH OF SITE**



**SOUTH OF SITE**



**WEST OF SITE**

**APPLICANT LETTER:**

**Kari Blachly**  
**2401 East 6<sup>th</sup> Street, No. 4063**  
**Austin, Texas 78702**

June 24, 2011

Mr. Jeremy Frazzell  
City of Pflugerville  
100 East Main Street  
Pflugerville, TX 78691

RECEIVED  
JUN 27 2011

RE: 2911 A.W. Grimes Rezoning Request

Mr. Frazzell,

Please allow this letter to serve as my formal request to initiate a rezoning case for the property addressed at 2911 A.W. Grimes from General Business 1 (GB-1) to Light Industrial (LI).

The adjacent properties to the east are zoned GB-1 and the adjacent properties to the west are zoned GB-1 and LI, which would be harmonious with this request. The residential use across A.W. Grimes is single family suburban residential (SF-S) and the adjoining property directly to the northwest is Agricultural/Conservation (A).

The business proposed for this site is Shoreline Boat and RV Repair, a company with locations currently in Kansas City and Tulsa. The nature of this business is repairing body damage to boats, recreational vehicles and travel trailers. This zoning change request has been initiated based on the storage component use that will be required for the storage of the boats, recreational vehicles and travel trailers being repaired.

Thank you for your assistance with this request. Please feel free to contact me directly at [kari@austinpermit.com](mailto:kari@austinpermit.com) or by phone at (512)289-0010 with any questions, comments or additional information you may need regarding this request.

Sincerely,

Kari Blachly



**PLAT:**

