

Planning & Zoning:	12/7/2015	Staff Contact:	Erin Sellers, AICP, Planner II
City Council:	1/12/2015	E-mail:	erins@pflugervilletx.gov
Case No.:	REZ1511-01	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to rezone 27.066 acres from Corridor Urban Center (CL4) zoning district to Campus Industrial (CI); land situated in Thomas G. Stewart Survey No. 6, in Pflugerville, Travis County, TX., being all of a 27.067 acre tract of land conveyed to Bancroft Austin 45, LP, in a special warranty deed document #2005085898, generally located at the southeast corner of the intersection of SH 45 and N. Heatherwilde Blvd.; to be known as the Heatherwilde Business Park Rezoning. (REZ1511-01)

REQUEST: The applicant, Shelly Mitchell from Pape-Dawson Engineers, on behalf the property owner, Bancroft Austin 45 LP, is requesting a rezoning from Corridor Urban Center (CL4) zoning to Campus Industrial (CI), on approximately 27 acres of land, generally located at the southeast corner of the intersection of SH 45 and N. Heatherwilde Blvd.

SITE ANALYSIS:

The property is located at the southeast corner of the intersection of SH 45 and N. Heatherwilde Blvd., and situated just north of Highland Park Elementary School. The subject property is a relatively large tract of land with approximately 653 linear feet of frontage on the SH 45 Frontage Road and 1,140 feet on North Heatherwilde Boulevard. The topography of the site shows an approximate 16-18 foot drop, with an average of a 1% slope, from the northwest corner to the southeast corner of the tract. 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 #48453C0280J. Historically, the site has been used for agricultural purposes.

TRANSPORTATION:

The subject property has frontage on the SH 45 frontage road and N. Heatherwilde Blvd. In early 2016, the reconstruction of N. Heatherwilde Blvd to a four lane divided roadway is anticipated to commence. A Transportation Impact Analysis (TIA) may be required at the time of platting or site development if development is expected to generate 2,000 or greater vehicle trips per day, according to the latest edition of the Institute of Transportation Engineer's Trip Generation.

DISTRICTS DEFINED PER UDC:

Corridor Urban (CL4):

This district is intended to create vibrant and walkable neighborhoods and employment centers along the SH 130 and SH 45 corridors. The scale of structures in the Urban district is greater than found in the Suburban district and density sufficient to support a range of housing types. Commercial retail services play an increased role relative to the Suburban district but remain supportive of surrounding neighborhoods and employment centers.

Campus Industrial (CI):

This district is intended to include land which is used, or intended to be used, as an employment center, including but not limited to, land uses such as light industrial, research and development centers, multi-story offices, business services and limited retail services. It is intended to provide for places to work with the conveniences of services within a centralized area. It should be located along major arterial streets and may be located along the SH130 and SH45 corridors.

ANNEXATION & ZONING SUMMARY:

- 1997 – Subject site was annexed into the City per Ordinance No. 478-97-12-23, and Agriculture/Conservation (A) zoning was assigned to the subject property as an interim district.
- 2002 – Subject site was rezoned from Agriculture/Conservation (A) zoning to General Business (GB) zoning per City Ordinance No. 661-02-01-22.
- Approx. 2005-2006 – SH 45 opened north of the subject property.
- 2007 – Through code amendments, the General Business (GB) zoning district was separated into GB1 and GB2, per Ordinance No. 874-07-04-10. Subsequently, the subject property was reclassified as General Business 1 (GB1).
- 2007 – Per Ordinance No. 902-07-08-28, the Corridor Zoning districts CL3, CL4, and CL5 were created.
- 2007 – Two months after the creation of the Corridor districts, the subject property was rezoned to Corridor Urban Level 4 (CL4) through a City-initiated rezoning per Ordinance No. 913-07-10-09.
- 2008 – The Highland Park Industrial Special District [currently known as a Specific Use Permit (SUP)] was approved per Ordinance No. 957-08-07-22. The Special District allows for light industrial and office/warehouse uses with a specific concept site plan, landscape plan and building elevations.

SUMMARY OF APPROVED HIGHLAND PARK INDUSTRIAL SPECIAL DISTRICT:

While the current CL4 zoning district allows for a multitude of commercial and service uses, and light industrial uses by Specific Use Permit (SUP), the proposed rezoning will narrow the scope of uses to employment related light industrial uses specifically permitted within the Campus Industrial base zoning district. A Specific Use Permit is a land use tool which allows for a case-by-case review of a requested land use that has been specifically identified in the Unified Development Code as a potentially acceptable use. A Special District Permit is similar to a zoning request in which the application is considered at public hearings and allows for the public, Planning and Zoning Commission and City Council to review and consider the proposed request based on specific criteria.



However, the approved Highland Park Industrial Special District also has a regulating concept plan and architectural elevations that restrict the development to a specific building and site layout and architectural design. The proposed rezoning will provide design flexibility and predictability in accordance with the Unified Development Code (UDC) to prospective developers not wanting

to build to the same design concept approved under the Special District. Any design change inconsistent with the approved Special District ordinance will need to go back through the public hearing process with the Planning and Zoning Commission and City Council to amend the Special District ordinance. The proposed rezoning to CI will, in effect, repeal the ordinance approving the Highland Park Industrial Special District. The Campus Industrial zoning district, established in February 2015, was specifically created to address high scale industrial development in the Corridor. Please refer to the list provided below of the approved conditions and concessions of the Special District.

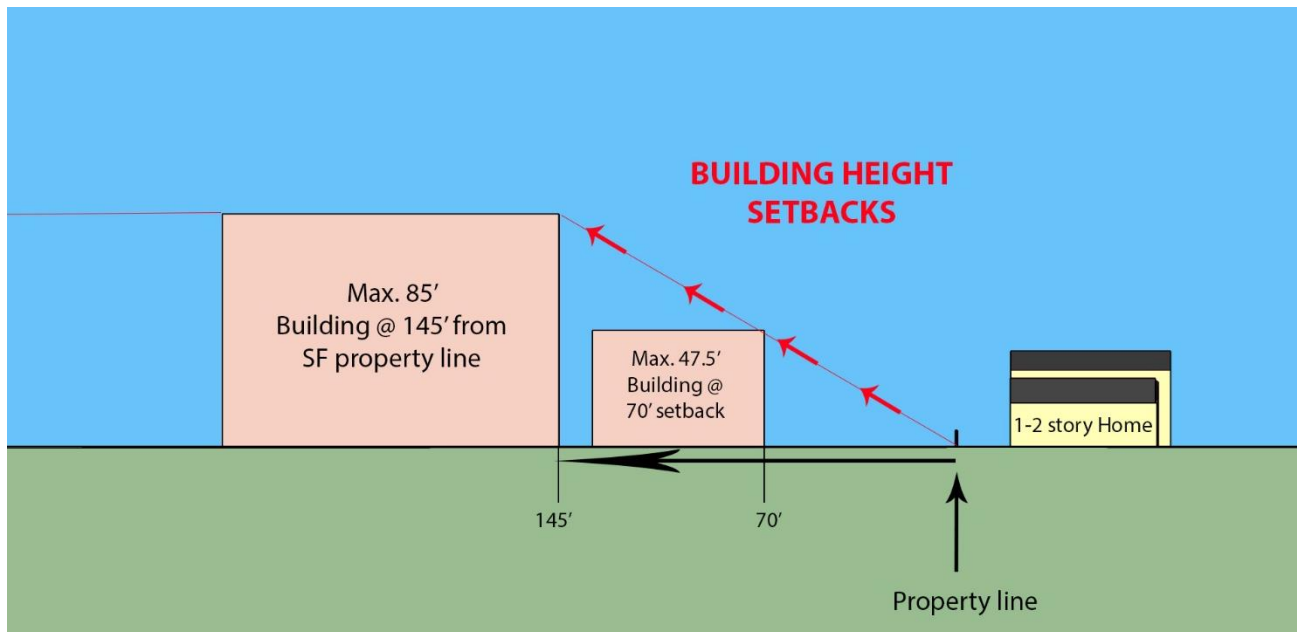
1. The fence material along the south property line shall be of masonry construction and 6 to 8 feet in height. (Highland Park Elementary Adjacency)
2. No fencing is required along the east property line. (Single-Family Adjacency)
3. All available alternatives to maintaining the overhead electric distribution line above ground and after relocation shall be considered, including their placement underground. (Waiver granted to allow for the relocation of overhead electric lines.)
4. The project shall be phased to start construction on the south side of the property to minimize impacts/conflicts associated with operations of Highland Park Elementary School.

COMPARISON OF MISC. REGULATORY STANDARDS:

In 2008 when the Special District was approved, the CL4 zoning district did not specifically address outdoor storage as a primary or an accessory use, and therefore did not adequately restrict the scale and area of outdoor storage. In the proposed CI district, development on the subject tract would be limited to a maximum of 1% of the building area and tenant space. In both CL4 and CI, a masonry fence or wall is required to screen loading docks and outdoor storage.

COMPARISON OF LANDSCAPING REQUIREMENTS								
LANDSCAPE AREA REQUIRED/PROVIDED			TREES REQUIRED/PROVIDED			SHRUBS REQUIRED/PROVIDED		
CL4	SPECIAL DISTRICT	CI	CL4 (1:300 S.F)	SPECIAL DISTRICT (1:900 S.F)	CI (1:500 S.F)	CL4 (4:300 S.F)	SPECIAL DISTRICT (3:900 S.F)	CI (4:500 S.F)
20%	20% / 22%	15%	786	262 / 343	354	3144	786 / 818	1415

The approved building elevations for the Special District are required to be 100% masonry façade which includes tilt-wall and precast concrete, whereas the Campus Industrial zoning architectural standards require a 100% masonry facades with a minimum of 15% rock, stone, and/or brick on the total exterior facades. While the approved Special District did not identify the maximum height of the buildings, the building elevations currently show for an approximate 40' height with a maximum of 60' permitted in the CL-4 district. The CI zoning permits buildings up to 85' with minimum building height setbacks from single-family residential as illustrated in the exhibit provided on the next page.



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 employment uses within an overarching “General Employment Center”. Per the Comprehensive Plan, employment areas in Pflugerville will likely consist of retail, office, corporate campus, light-industrial and warehouse uses. With the development of the Springbrook Corporate Center further west of the subject site along New Meister Lane, the proposed rezoning to Campus Industrial (CI) is compatible with the existing pattern of development south of SH 45 and is generally supportive of the Comprehensive Land Use Plan.

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

Policy 2.3: Establish regional centers that can attract and support the concentration and scale of major commercial and employment uses as well as complimentary residential uses.

- Action 2.3.1: Allow for increased development potential in existing regional centers and permit new centers to accommodate development opportunities and diversity nonresidential uses.
- Action 2.3.2: Provide commercial and employment zoning at major transportation intersections that are accessible from across the entire city as identified on the Preferred Land Use Vision.

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

STAFF REPORT

- 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.

ADJACENT ZONING AND LAND USES:

The subject site is mostly surrounded by Corridor Urban Level 4 (CL4) zoning, however single-family is relatively close to the eastern-most property line, where there is a 55' (width) drainage lot owned by the City separating the uses and providing a sufficient buffer. Therefore, the proposed zoning district is generally compatible with the adjacent zoning and existing land uses. The adjacent zoning and existing land uses are provided in the table immediately below.

Adjacent	Base Zoning District	Existing Land Use
North	Corridor Urban Level 4(CL4)	SH 45 Frontage Road
South	Corridor Urban Level 4(CL4)	Highland Park Elementary & Unimproved 7 Acre Tract
East	Corridor Urban Level 4(CL4)	55' drainage lot between subject tract and Highland Park North Residential Subdivision
West	Corridor Urban Level 4(CL4)	Gas Station/ Convenience Store

STAFF RECOMMENDATION:

The Campus Industrial (CI) zoning district is generally compatible with the adjacent land uses and zoning districts and is in accordance with the "General Employment Center" concept with the Comprehensive Plan; therefore staff recommends approval of the proposed rezoning.

NOTIFICATION:

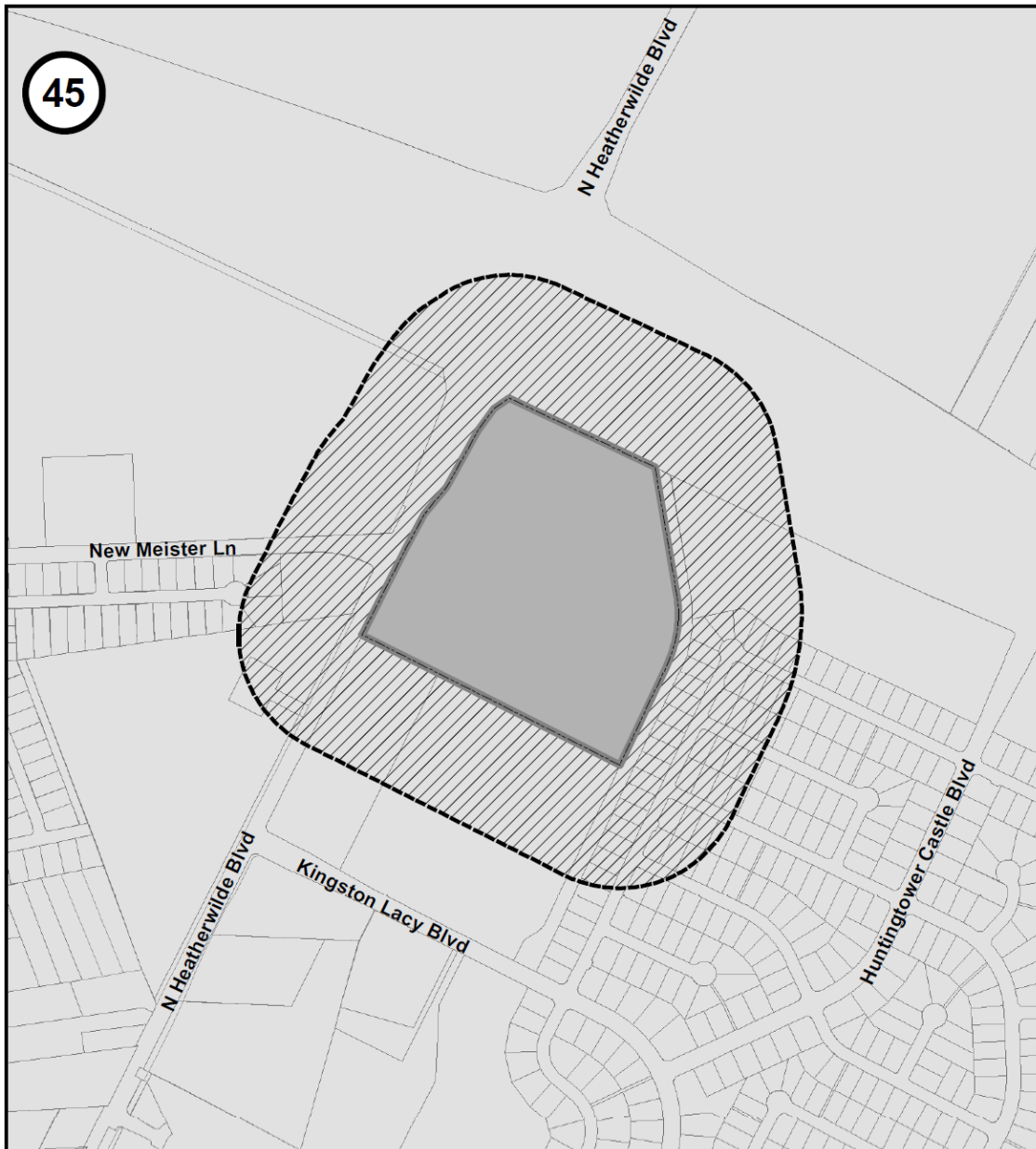
Newspaper Notification was published on November 25, 2015, notification letters were mailed to property owners within 500 feet of the property, and a sign was posted as required. General inquiries were received, however no inquiries with stated opposition were received regarding the proposed request at time of this report.

ATTACHMENTS:

- Ordinance – {Refer to separate attachment}
- Notification Map
- Aerial Map
- Zoning Map
- Future Land Use Map
- Existing Highland Park Industrial Building Elevations
- Existing Highland Park Industrial Special District Concept Plan
- Aerial with Existing Highland Park Industrial Special District Concept Plan
- Site Photos

STAFF REPORT

NOTIFICATION MAP







**Heatherwilde
 Business Park**

**Case Number:
 REZ1511-01**

11/06/2015

Legend

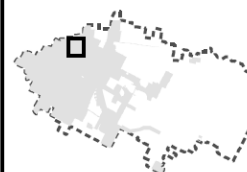
-  Subject Property
-  Notification Area
-  ETJ
-  City Limits

0 275 550 Feet

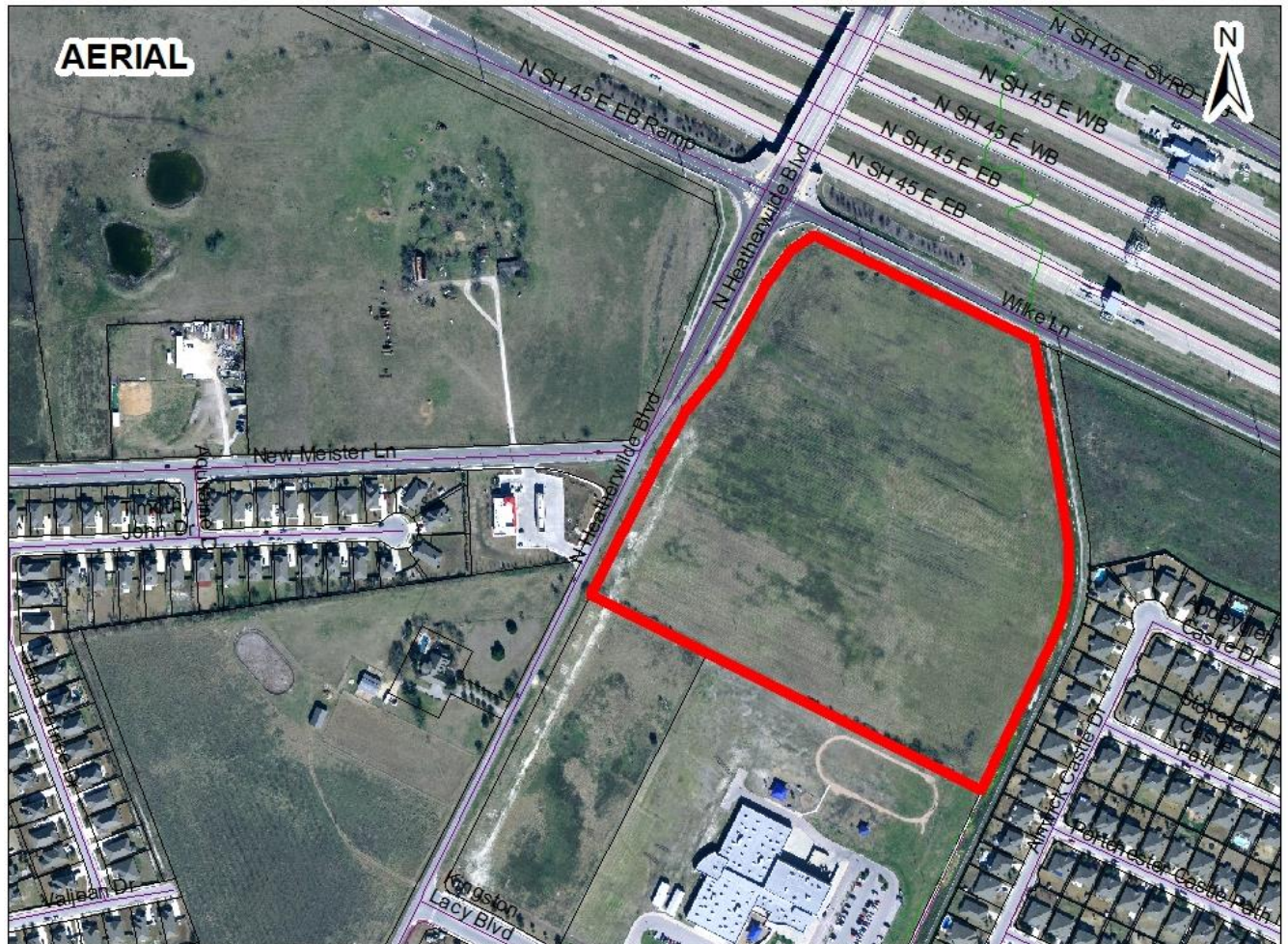


When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.

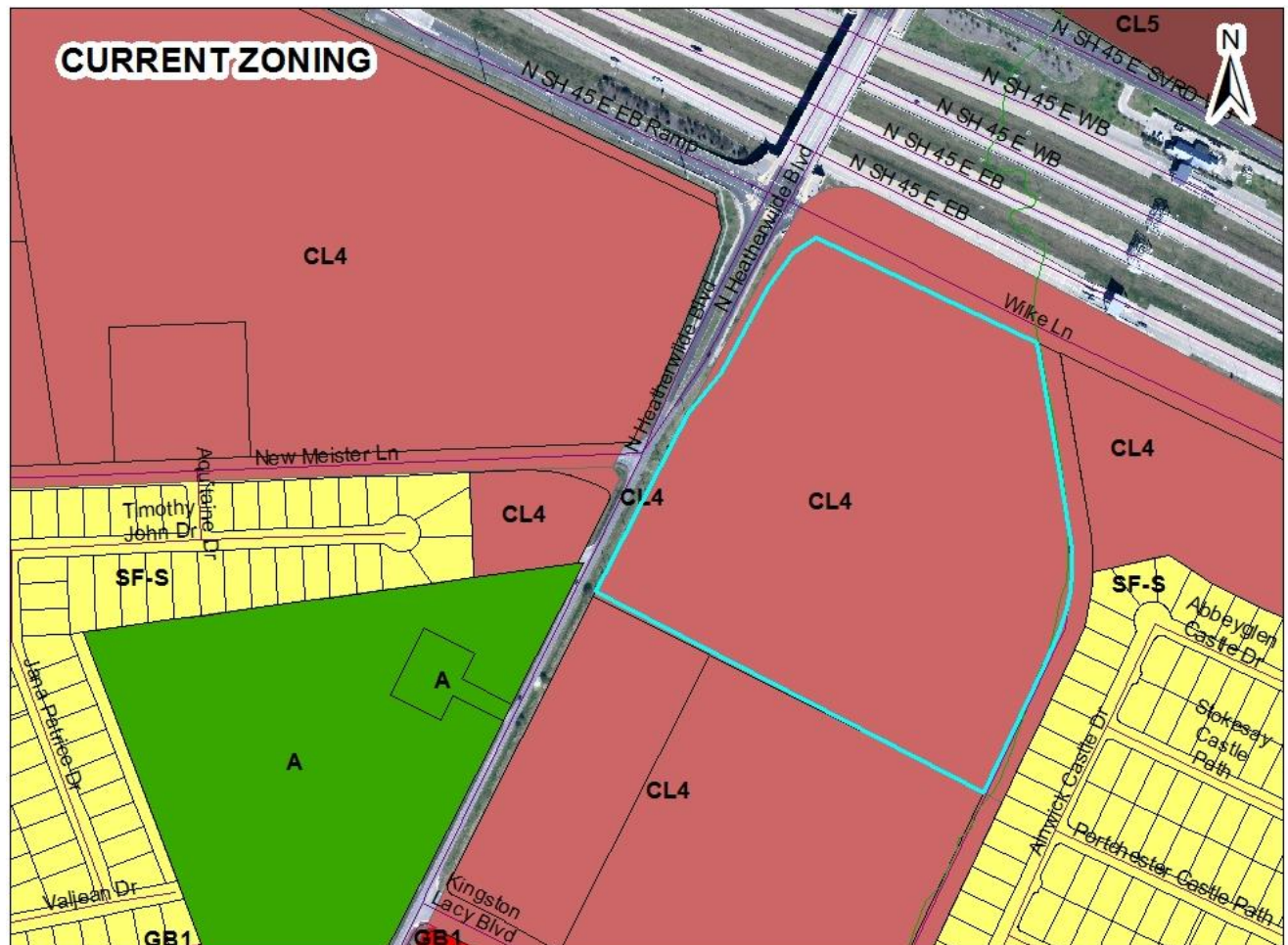
Locator Map

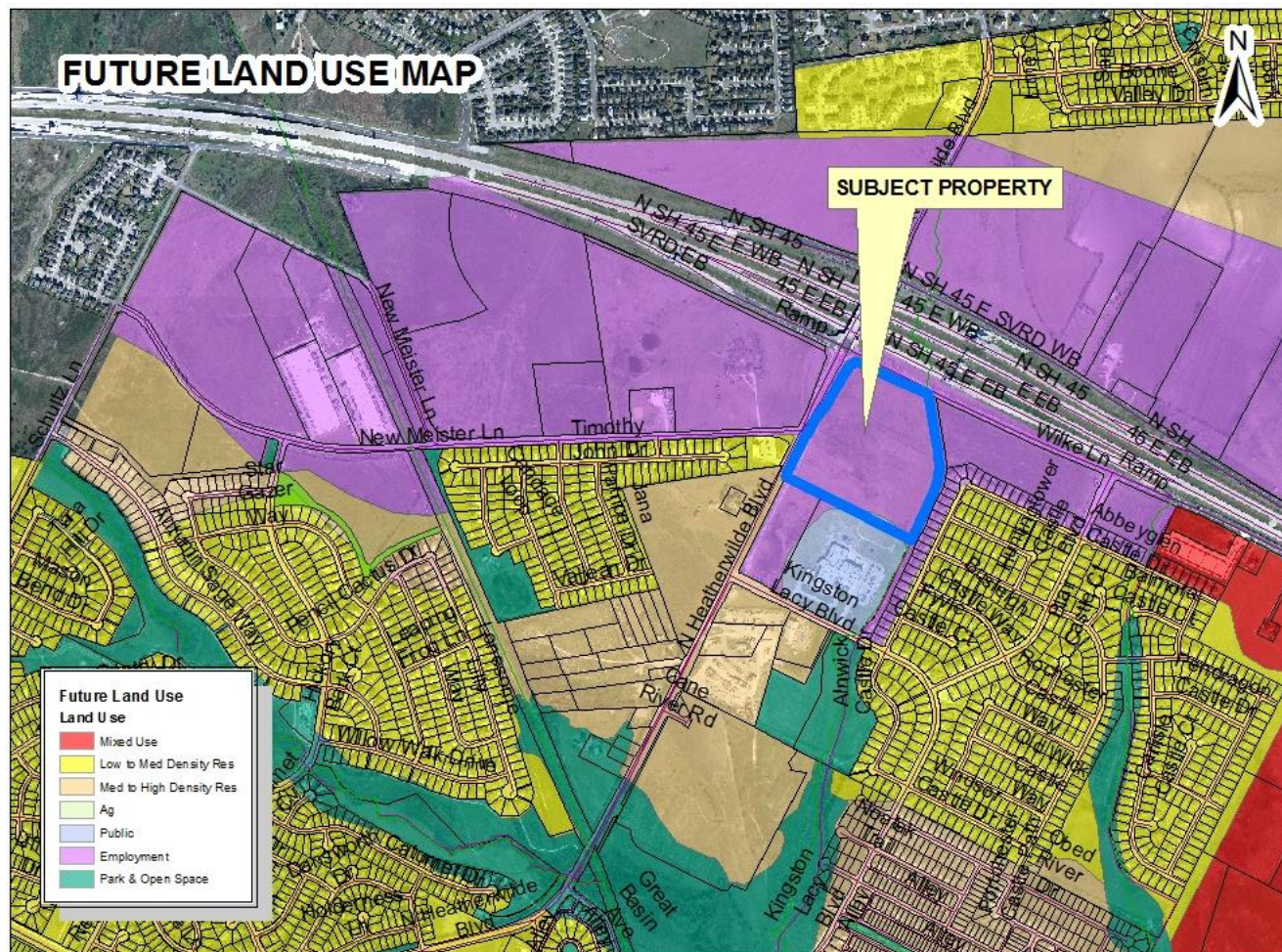


STAFF REPORT

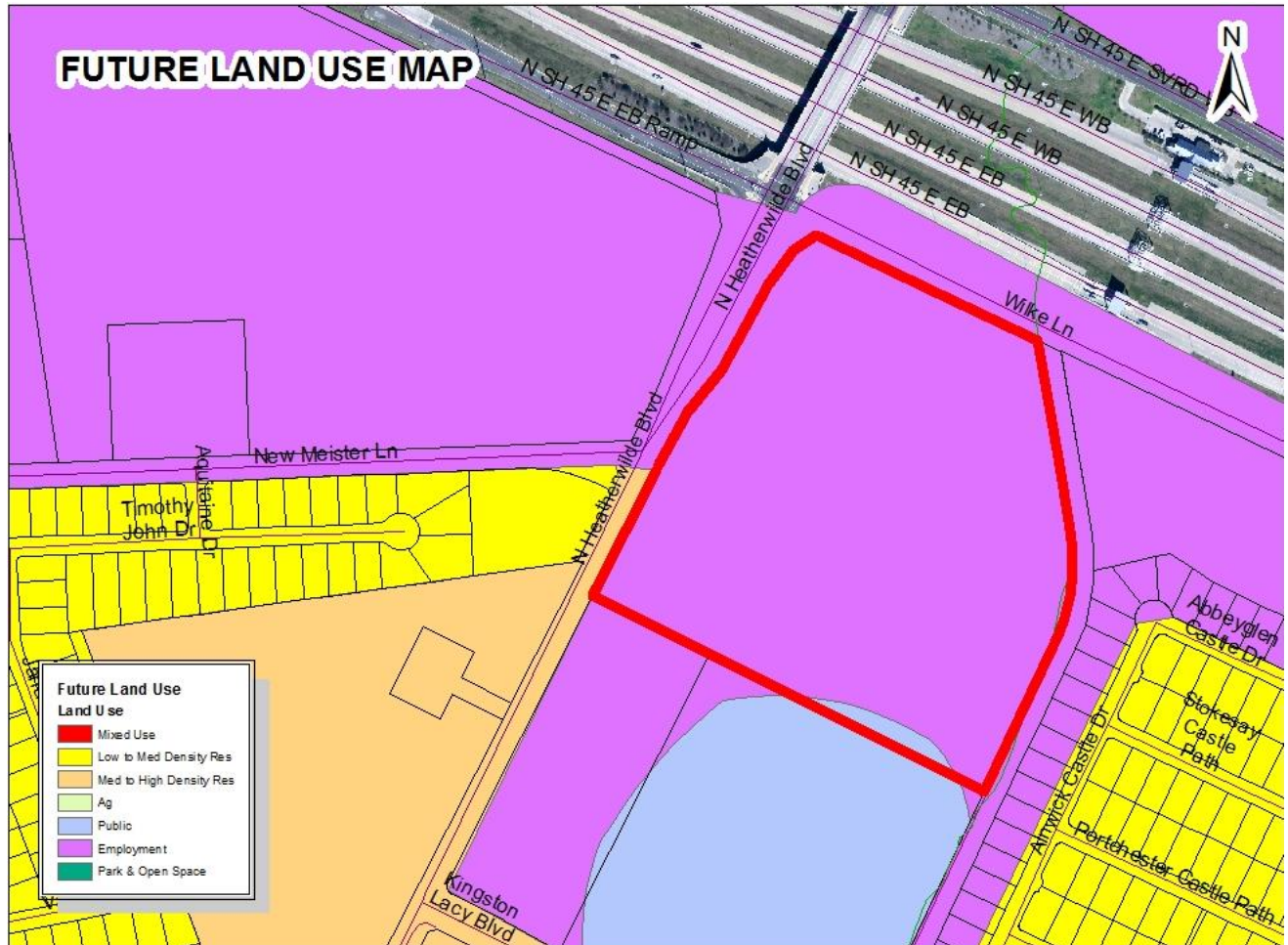








STAFF REPORT



STAFF REPORT

HIGHLAND PARK INDUSTRIAL SPECIAL DISTRICT BUILDING ELEVATIONS



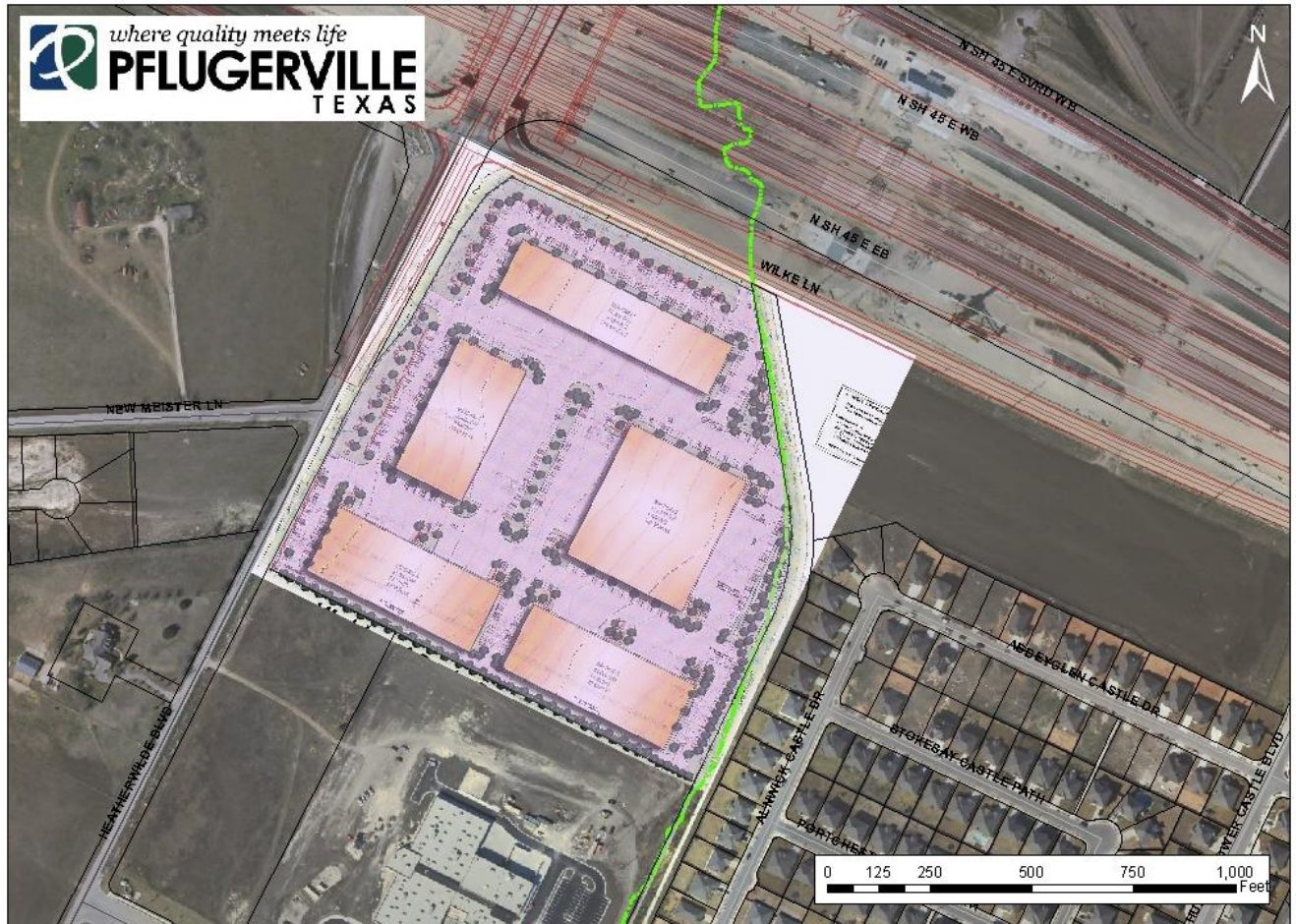
STAFF REPORT

HIGHLAND PARK INDUSTRIAL SPECIAL DISTRICT CONCEPT PLAN



STAFF REPORT

AERIAL WITH EXISTING HIGHLAND PARK INDUSTRIAL SPECIAL DISTRICT CONCEPT PLAN



SITE PHOTOS:

Subject Property, Facing South on SH 45



Subject Property, Facing South on SH 45 Frontage Road (50-Foot Drainage Easement)



Subject Tract, Facing East on North Heatherwilde Blvd.



Subject Tract, Facing Northeast on North Heatherwilde (Highland Park Elementary)



Facing West on North Heatherwilde (Gas Station)



Facing West on North Heatherwilde (Unimproved Tracts of Land)

