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**AGENDA REPORT**

**Planning & Zoning:** 5/2/2011

**Staff Contact:** Jeremy Frazzell, Senior Planner

**City Council:** 5/24/2011

**E-mail:** jeremyf@cityofpflugerville.com

**Agenda Item:** ORD-0058

**Phone:** 512-990-6300

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**SUBJECT:** To receive public comment and consider an application to change the zoning from Light Industrial (LI) to General Business 2 (GB2) for Lot 1, Pflugerville Industrial Park for a total of approximately 2.509 acres within Pflugerville, TX to be known as the Weiss Lane C-Store Rezoning. (REZ110301)

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**BACKGROUND/DISCUSSION**

**LOCATION:**

Lot 1, Pflugerville Industrial Park is a 2.5-acre lot located along the east side of Weiss Lane, generally southeast of the Weiss Lane and Kelly Lane intersection and north of Hidden Lake Crossing Blvd.

**SUBDIVISION HISTORY:**

In September 2004, the Pflugerville Community Development Corporation (PCDC) purchased 25 acres of land along the east side of Weiss Lane for purposes of economic development. In December 2008, the land was platted into a four lot subdivision known as the Pflugerville Industrial Park, and sold to land developers for purposes of creating commercial and light industrial development. In 2009 a Resubdivision of Lot 2 was proposed to establish a light industrial business park, but never final platted. All four lots established through the 2008 plat remain unimproved.

**ZONING HISTORY:**

The property was annexed into the City in 2006 (Ordinance No. 818-06-02-14) and zoned Agriculture/Conservation (A). In 2008, Laser Manufacturing Inc. rezoned Lot 3 from Agriculture/Conservation (A) to General Business-1 (GB-1) along Weiss Lane and Light Industrial (LI) to the rear of the lot. In 2009, Lots 1 and 2 were rezoned from Agriculture/Conservation (A) to Light Industrial (LI).

**COMPREHENSIVE PLAN DESIGNATION:**

The Comprehensive Plan designates the area with medium to high density adjacent to single family.

**ANALYSIS:**

The dominant land use surrounding Lot 1 is single-family residential in the ETJ. These developments include the Reserve at West Creek, Villages of Hidden Lake, and future Sorrento. Directly to the north and east is floodplain which provides a buffer to the

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residential to the north and future Randig Tract parkland to the east. Directly south is land owned by Mr. Dobias who intends to develop a light industrial business park, followed by land owned by Laser Manufacturing.

**SURROUNDING ZONING AND LAND USE:**

Adjacent	Existing Zoning District	Existing Use
North	A	Floodplain/parkland and Reserve at West Creek single-family
South	LI, GB1, ETJ	Future industrial, commercial, Sorento and Villages of Hidden Lake single-family
East	A	Floodplain and future Randig parkland
West	A	Single-family and daycare

The major difference between the GB2 zoning district and the LI district is the allowance for certain commercial land uses and additional design standards. As an example, a gas station is permitted in the GB2 district, whereas the LI district does not permit this use. Similarly, open storage as a primary land use is permitted in the LI district, but not in the GB2 district. Both districts allow for a contractor shop, machine shop and a warehouse/distribution land use. Material storage associated with permitted land uses are allowed outside, provided they are screened 100% per the City's standards. A sample comparison of the two zoning districts is listed below:

**ZONING DISTRICTS:**

Land Use Comparison (Sample)	GB-2	LI
Vehicular Sales, Rental, Repair and Service	P	P
Professional Office	P	P
Gas Station	P	
Car Wash	P	
Gymnastics/ Dance Studio (2)	P	
Machine Shop	P	P
Major Print Shop	P	P
Contractor's Shop and/or Storage Yard	P	P
Major Equipment and machinery Sales and Rental	P	P
Auto Parts Sales, Inside	P	
Auto Parts Sales, Outside		
Mini-Warehouse/Public Storage	P	P
Office/Warehouse/Distribution Center	P	P
Open Storage (Primary Use)		P
Recycling Center	SUP	P
Trailer/Mobile Home Display and Sales	P	P

P – Permitted Permit	SUP – Specific Use
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While LI development standards require only 25% masonry on all street facing facades, the GB2 zoning district will require 100% masonry on all exterior walls and satisfy the minimum articulation standards. Below is a comparison of the development standards for the two land use districts:

**DEVELOPMENT STANDARDS COMPARISON:**

	<b>GB2</b>	<b>LI</b>
<b>Landscape Area</b>	15%	15%
<b>Minimum Planting Requirements</b>	1 Tree and 4 shrubs per 600 S.F.	1 Tree and 6 shrubs per 800 S.F.
<b>Architectural Design Standards</b>	Applicable	Applicable
<b>Building Materials</b>	100% Masonry on all exterior walls	25% Masonry on all street facing facades, except walls facing a collector or arterial roadway which require 100% masonry
<b>Articulation</b>	Applicable	Applicable

**INFRASTRUCTURE IMPACTS:**

**Transportation:** The site has access from Weiss Lane, which is a two-lane arterial road with future expansion to a four lane divided roadway per the Thoroughfare Plan. An access easement was platted between Lots 1 and 2 to enable shared access between lots and identify where future median breaks can be expected.

**Traffic Impact:** Rezoning the property from LI to GB2 will not increase the traffic impact to Weiss Lane.

**Water and Sewer:** Water and wastewater service will continue to be provided by the City of Pflugerville.

**Parks:** No anticipated impact. Lot 2 is adjacent to the future Randig Park.

**NOTIFICATION:**

Newspaper Notification was published on April 21, 2011 and notification letters were mailed to property owners within 500 feet of the property.

**STAFF RECOMMENDATION:**

The change in zoning will allow for commercial land uses that can be supported by the surrounding residential neighborhoods and traffic associated with an arterial road. The change in zoning will also enable higher design standards for future development and will provide a transition to the light industrial lots to the south. The Comprehensive Plan identifies a medium to high density in this area which supports a commercial land use. Staff recommends approval of the request to change the zoning of Lot 1, Pflugerville Industrial Park from Light Industrial (LI) to General Business 2 (GB2).

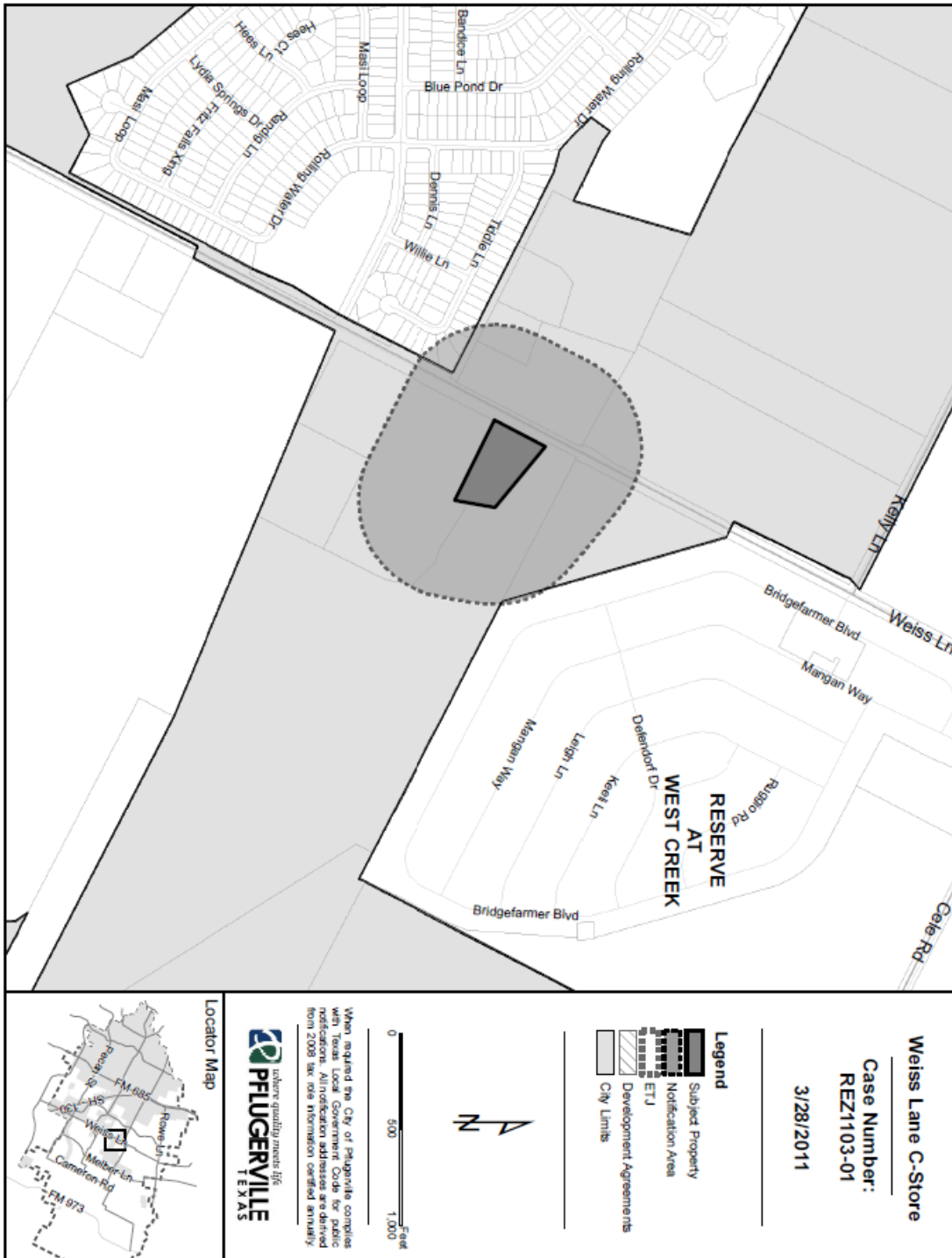
**PLANNING AND ZONING COMMISSION RECOMMENDATION:**

The Planning and Zoning Commission conducted a public hearing on May 2, 2011 and unanimously recommended approval of the rezoning request.

**ATTACHMENTS:**

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

**NOTIFICATION MAP:**



**SITE PHOTOS:**



**SUBJECT SITE**



**SOUTH OF SITE**



**SOUTH OF SITE**



**NORTH OF SITE**



**WEST OF SITE**

**APPLICANT LETTER:**

**To: City of Pflugerville**

**Re: zoning change**

Dear,

I, Doreid Awad, do request a change of zoning for the property located on weiss ln (lot 1 industrial park) from LI to GB2 to enable me to construct a C-Store with fueling facility to service the weiss ln and surrounding area.

Please take into consideration my request and feel free to contact me for any information needed at 512-507-4108

Sincerely yours

Doreid Awad



