

STAFF REPORT

Planning & Zoning: 04/05/2021 **Staff Contact:** Emily Draughon, Planner II
City Council: 04/13/2021 **E-mail:** emilyd@pflugervilletx.gov
Case No.: REZ2101-03 **Phone:** 512-990-6306

SUBJECT: To receive public comment and consider an application to rezone an approximate 33 acre tract of land located generally located south of E. Pecan St and West of SH130, from Agriculture/Development Reserve (A) district to Campus Industrial (CI) district; to be known as the RNDC Inc. Rezoning (REZ2101-03).

LOCATION: The subject property located south of E Pecan Street and west of Sunlight Near Way. The future western extension of Helios Way will be along the northern extent of the property.

BACKGROUND/REQUEST: The subject property is an approximate 33-acre tract of land, not currently platted. The property is currently undeveloped and was recently annexed into the City Limits.

The applicant is seeking to rezone the property for the purpose of developing a distribution/warehouse. They are taking into consideration the recently approved Specific Use Permits along Impact Way and have requested a zoning district that will be harmonious with the surrounding land uses. For this reason, the applicant has requested to rezone the property from Agriculture/Development Reserve (A) to Campus Industrial (CI).



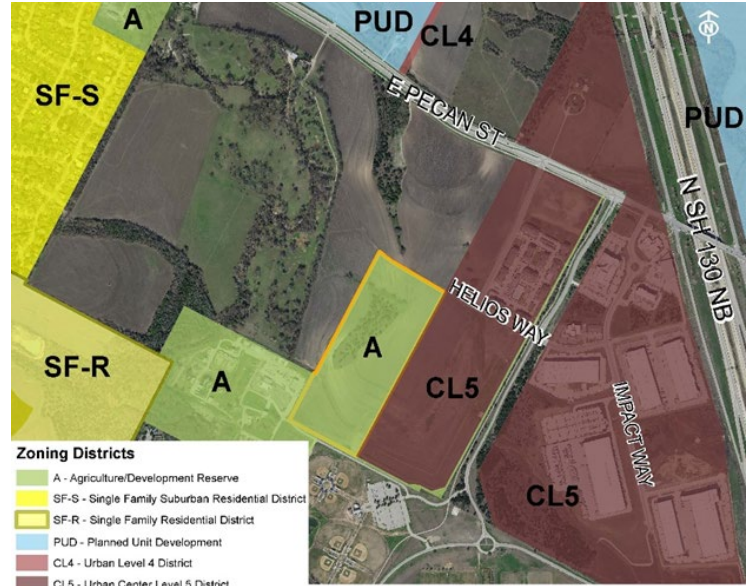
SURROUNDING ZONING AND LAND USE: The table below identifies the base zoning districts and existing uses for properties surrounding the subject parcel.

Adjacent	Base Zoning District	Existing Land Use
North	ETJ	Vacant
South	Agriculture/Development Reserve & ETJ	Pflugerville Wastewater Treatment Plant
East	Urban Center Level 5 (CL5)	Vacant/Manufacturing and Warehouses
West	ETJ	Vacant

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ZONING HISTORY: The property was annexed in 2021 (ORD1477-21-01-26) and zoned to Agriculture/Development Reserve (A). This is the holding district for newly annexed properties. The Agriculture/Development Reserve (A) District identifies where agricultural uses may be appropriate and may be used as an interim zoning district for land that is relatively undeveloped but identified as an area with growth potential.

PROPOSED DISTRICT: The applicant has proposed to rezone the property from Agriculture/Development Reserve (A) to Campus Industrial (CI). The CI zoning district is envisioned to provide places to work, with the conveniences of services within a centralized area. 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.



The Campus Industrial (CI) District uses are provided below:

- **Permitted residential uses:** None.
- **Permitted non-residential uses:** Automobile Parking Lot/Garage, Micro-Brewery/Distillery/Winery, Business Services, Call Center, Clinic, College/University/Trade School/Private Boarding School, Convention Center, Data Center, Equipment and Machinery Sales and Rental (minor), Event Center, Food Processing Establishment (minor), Government Facilities, Hospital, Hotel/Hotel Residence, Light Industrial Uses, Office: Administrative/Medical/Professional, Office/Showroom, Office/Warehouse, Park/Playground, Place of Worship, Print Shop Major/Minor, Research and Development Center, Retail Sales and Services, Retail Sales-Single tenant over 50,000 SF, Trade School, Transit Facility (Park & Ride)
- **Conditional uses:** Drive Thru, Utilities, Wireless Telecommunication Facilities (WTFs)
- **Specific Use Permit:** Distribution/Logistics Center, Wireless Telecommunications Facilities (WTF)

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COMPREHENSIVE PLAN: The Land Use Vision Plan created in 2009, identifies the area for low to medium-density residential and mixed-use development. The property is within proximity to a Community Center which is an area intended to provide a greater mix of uses in areas between multiple neighborhoods. The scale of the center is described as 100,000 to 300,000 square feet of non-residential space (pg. 37).



The proposed rezoning aids in achieving Land Use and Development Character Goals 2 and 3:

Goal 2: Development (infill and new development) will be focused on a hierarchy of centers that will create a stronger sense of community, provide employment opportunities and shopping districts while reducing infrastructure costs.

Goal 3: The amount of commercial and industrial land uses will accommodate opportunities for employment, services, and growing the municipal tax base.

TRANSPORTATION, WASTEWATER, & WATER MASTER PLANS: In 2019 and 2020, the City updated the Transportation Master Plan as well as the Water and Wastewater Master Plans. The Master Plans are intended to guide the City of Pflugerville for short-term and long-term improvements to infrastructure within the public transit and utility systems. In all three of these updates, the land use assumptions for the subject parcel were calculated to reflect Light Industrial/Employment type land uses. This more recent study deviates from the 2030 Comprehensive Plan due to the nearby specific use permits and development impacts. Furthermore, the applicant is aware that the extension of Helios Way will be required with the subdivision process prior to site development. This roadway extension is depicted in the Transportation Master Plan.



STAFF RECOMMENDATION: The subject property is located south of E Pecan St, west of Sunlight Near Way in a rapidly developing area. The recent Specific Use Permits for the parcels to the east of the subject property have been requested and approved for similar warehouse and light industrial uses.

The Comprehensive Plan identifies the area for low to medium density development but is within proximity to a Community Center as well as mixed-use development areas. Additionally, the more recently conducted Wastewater Master Plan reflected this area to be intended for industrial and employment type developments. The CI district allows for nonresidential uses that are consistent with similar land uses already located in the area. The rezoning is consistent with the Land Use and Development Character Goals 2 and 3 of the Comprehensive Plan that call for infill development and commercial and industrial land uses that accommodate opportunities for employment, services and grow the municipal tax base.

The proposed Campus Industrial (CI) district is consistent with the zoning in the immediate area and allows for a transition between the City owned wastewater treatment plant and Pecan St. To be in line with the recently adopted Master Plans, the industrial projects are intended to be located more south of Pecan with an opportunity

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for mixed-use projects developing along Pecan. The commercial land uses permitted in the CI zoning district can help increase employment opportunities in the area. The properties to the west and north of the subject site are not currently inside the City of Pflugerville City Limits and are therefore not subject to City zoning, however, the future land uses as stated in the infrastructure Master Plans identify the area to be both mixed-use and employment, which is compatible with the proposed zoning district.

Until the future extension of Helios way connects north to Pecan Street, the subject parcel will rely on the Biltmore Avenue and Pecan Street intersection for ingress and egress. In 2020, a traffic signal was installed at the Biltmore Avenue and Pecan Street intersection just north of the Biltmore at the Park Apartments. The newly installed light was constructed to further help control the amount on-coming vehicular traffic flow running west and east bound on Pecan Street while also providing protected right and left turns onto Pecan St from Biltmore Avenue.

To remain consistent with the adjacent zoning and land use plan, as well as the infrastructure Master Plans land use assumptions for employment in this region, Staff recommends approving the proposed rezoning of the property located at the southwest corner of the future Helios Way extension west, from Agriculture/Development Reserve (A) to Campus Industrial (CI).

NOTIFICATION:

Notification was published in the Pflag, notification letters were mailed to property owners within 500 feet of the property, and a sign was posted on the property. At time of staff report, no inquiries have been received.

ATTACHMENTS:

- Notification Map
- Zoning Map
- Survey
- Subject Site Photos

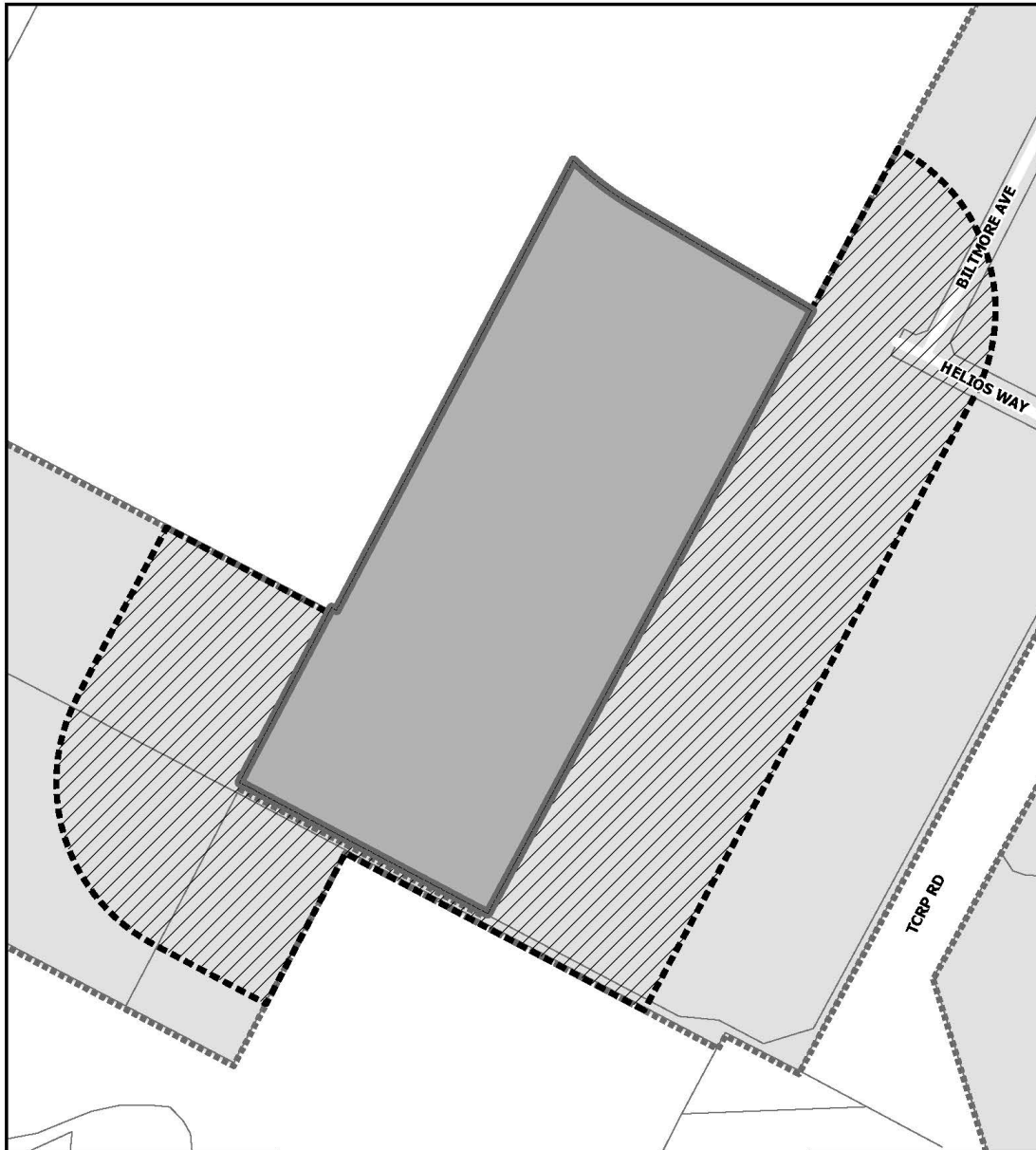


Pflugerville
Planning and Zoning
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NOTIFICATION MAP:

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RNDC Inc
 (Unzoned to CI)

Case Number:
 REZ2101-03

1/25/2021

Legend

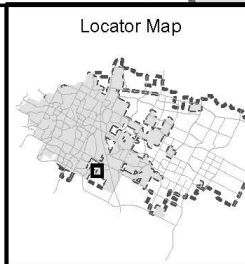
- Rezoning
- Notification Area
- City Limits
- ETJ

0 200 400 Feet

N

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.

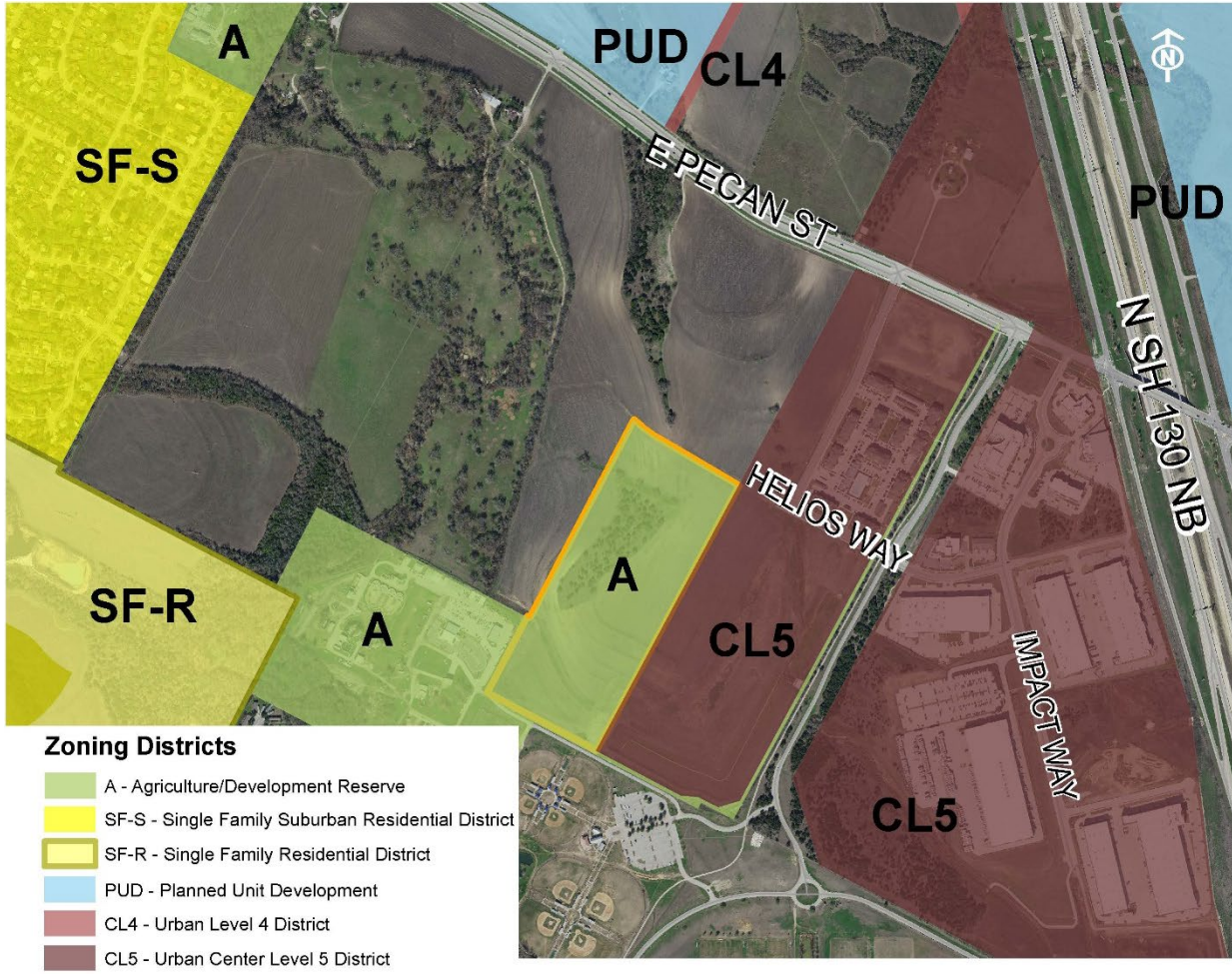
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PFLUGERVILLE
 TEXAS



ZONING

MAP:

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SURVEY:

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SUBJECT SITE PHOTOGRAPHS:



The subject site as viewed from Helios Way, looking west out onto the property.



The property to the north of the subject site. The land is located outside of the City Limits in the ETJ.