

Planning & Zoning:	11/3/2014	Staff Contact:	Erin Sellers, Planner II
City Council:	11/11/2014	E-mail:	erins@pflugervilletx.gov
Case No.:	REZ1410-01	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to rezone Lot 1, Pflugerville Northwest Section 1, consisting of approximately 1.86 acres and locally addressed as 821 Grand Avenue Parkway, from Office -2 (O2) to Neighborhood Service (NS) district; to be known as the Grande Avenue Office Parke Rezoning. (REZ1410-01)

BACKGROUND:

This is a City initiated rezoning to be proposed in conjunction with amendments to the Unified Development Code (UDC). As a City initiated rezoning, the subject property is proposed for a rezoning in conjunction with amendments to the City's Unified Development Code. The current Office-2 (O2) zoning district, for which this site is currently zoned, is being combined with other zoning districts, thus, creating an opportunity to re-evaluate the subject site in terms of land uses and the context to which they are situated. Upon a site visit, there appear to be some uses within the office park that are not currently permitted by the existing Office 2 (O2) district, nor in the proposed combined Office (O) district, including personal service shops (barber, hair salons, etc.) The City has initiated a rezoning of the subject site to Neighborhood Service (NS) which allows for personal service shops as well as the other existing land uses on the subject site and is a compatible zoning district for this location near a residential neighborhood.

Summary:

- 1977 – The subject site was platted as Lot 1, Pflugerville Northwest, Section One.
- 1978 – A single-family house was built on the site, and has since been demolished.
- 2006 – An office park was developed on the subject site.
- 2008 – The subject site was annexed into the City. (Ord No. 982-08-12-16)
- 2009 – The subject site was zoned Office 2 (O2) as a City initiated rezoning.
- 2011 – The office park was designated as a condominium regime.

LOCATION: The property is located along the east side of Grand Avenue Parkway, generally north of Ramble Creek Drive.

SITE ANALYSIS:

The subject property has frontage on Grand Avenue Parkway and Ramble Creek Drive. The lot is a part of the Pflugerville Northwest, Section One subdivision that was platted in 1977 and developed as an office park while in the ETJ in 2006. Within the development, there is approximately 14,000 square-feet of office space. A portion of the site is situated within the 100-year floodplain as delineated by FEMA FIRM panel #48453C0260J.

ZONING AND LAND USE:

The area was annexed in 2008 through a three-year annexation plan (ORD No. 982-08-12-16) and given an interim zoning district of Agriculture/Conservation (A). Following annexation, the subject site was zoned Office 2 (O2), due in part to the existing development of an office park and the single-family residential adjacency. The adjacent zoning and existing land uses are provided in the table immediately below.

Adjacent	Base Zoning District	Existing Land Use
North	Agriculture/Conservation (A)	Open Space / Floodplain
South	Single-Family Suburban (SF-S)	Ramble Creek Dr. / Single-Family Residential
East	Single-Family Suburban (SF-S)	Single-Family Residential
West	General Business 2 (GB-2)	Grand Ave. Parkway / Unimproved / Floodplain

The subject site includes mostly professional office uses with a couple of personal service shops, including a salon and a barber shop. One of the proposed code amendments to the Unified Development Code (UDC) includes the addition of “Personal Services” land use (i.e. barber shop, salon, etc.) to be permitted by right within Neighborhood Service (NS) zoning district. Currently, the O2 zoning district does not permit “Personal Services”. While the subject site was built specifically as an office park, the form of the building and the division of tenant spaces lends itself to both professional office uses and other commercial uses that may operate mostly through appointments only. The proposed rezoning is anticipated in having little to no impact on the adjacent properties.

TRANSPORTATION:

The subject property has direct vehicular access off of Grand Avenue Parkway, an arterial roadway, and Ramble Creek Drive, a local street catering to mostly single-family residential uses. Based on the current and proposed land uses to be permitted by right within NS zoning, the proposed rezoning is not anticipated to have a significant traffic impact on the area.

COMPREHENSIVE PLAN:

While the subject site is situated within the area designated for “park and open space”, the existing development of offices is more closely related to the “mixed use” description generally located nearby. Thus, the proposed rezoning is supportive of the Comprehensive Land Use Plan.

STAFF RECOMMENDATION:

Through the review of the code, staff found that O2 was a highly underutilized zoning district that did not suit the geographical context of Pflugerville very well. Therefore, some elements of the O2 zoning district are proposed to be absorbed into the combined Office (O) district. Staff have worked closely with the property owners of the condominium office park on the proposed rezoning. The Neighborhood Service zoning district is compatible with the adjacent uses and the Future Land Use Map of the Comprehensive Plan, therefore staff recommends approval of the proposed rezoning.

NOTIFICATION:

Newspaper Notification was published on October 22, 2014, notification letters were mailed to property owners within 500 feet of the property, and a sign was posted as required. A few general inquiries from the property owners and businesses within the tenant spaces with no stated opposition was received regarding the proposed request at time of this report. No inquiries were received from the adjacent property owners at the time of this report.

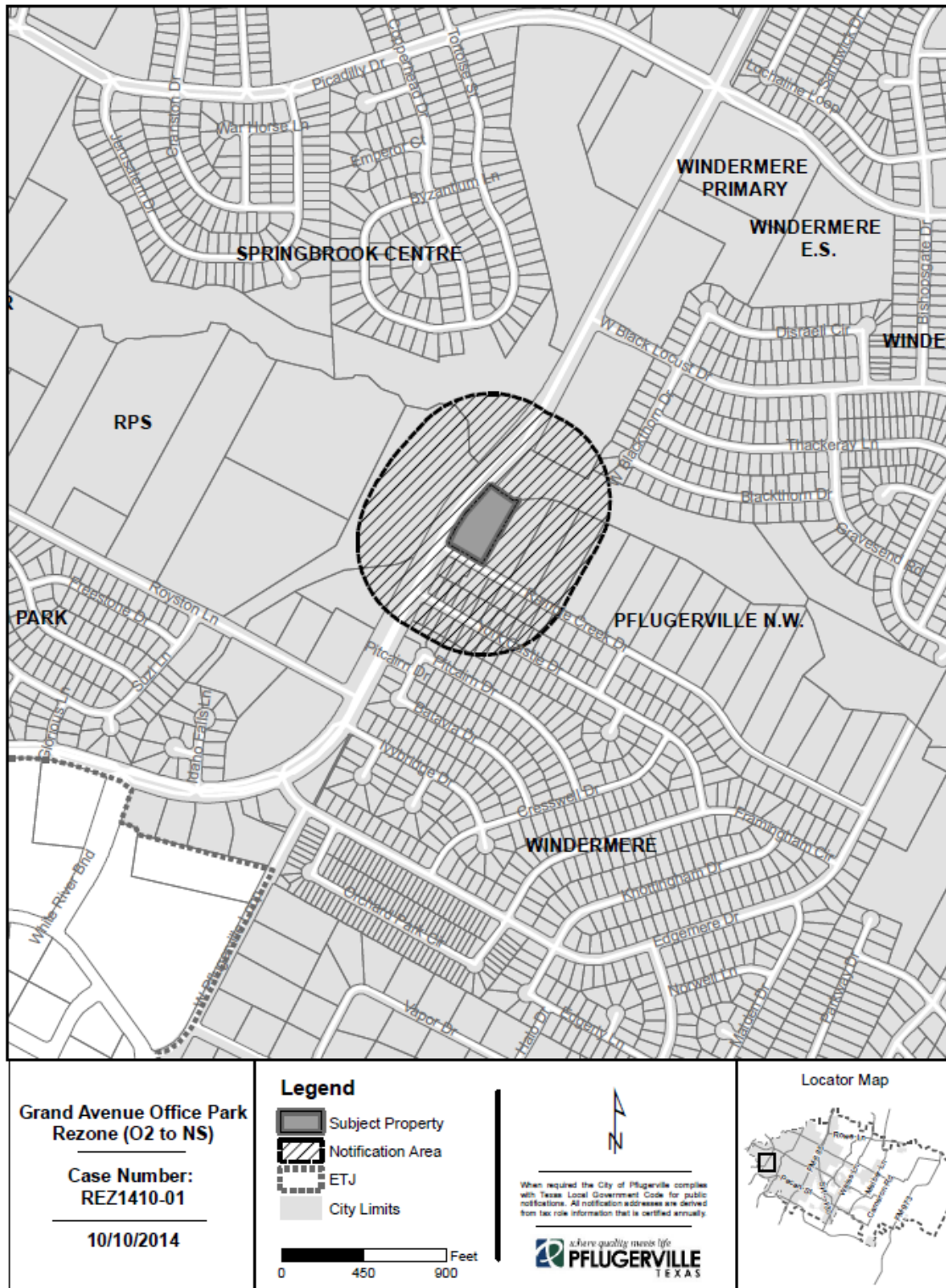
STAFF REPORT

ATTACHMENTS:

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

STAFF REPORT

NOTIFICATION MAP



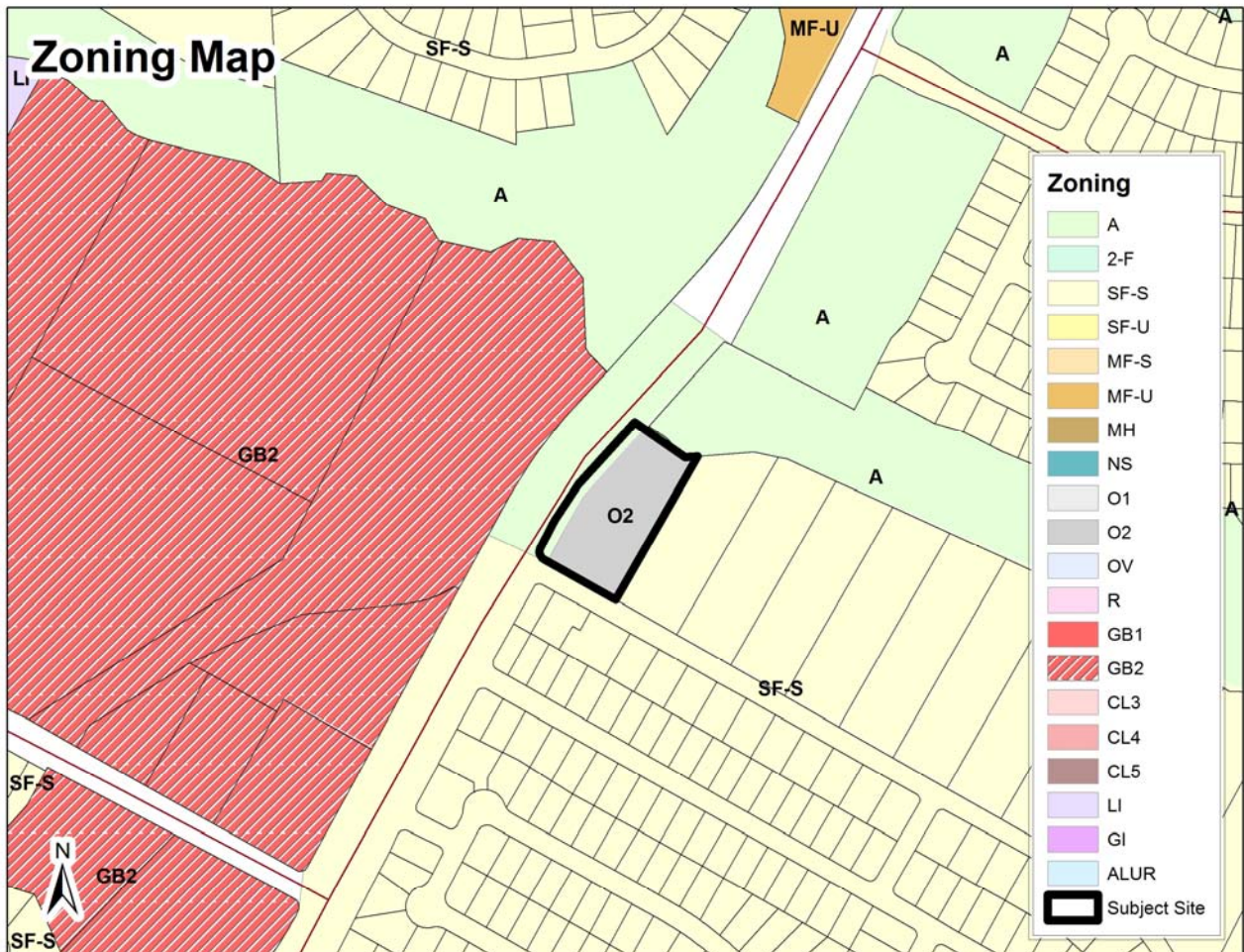
STAFF REPORT

AERIAL MAP:



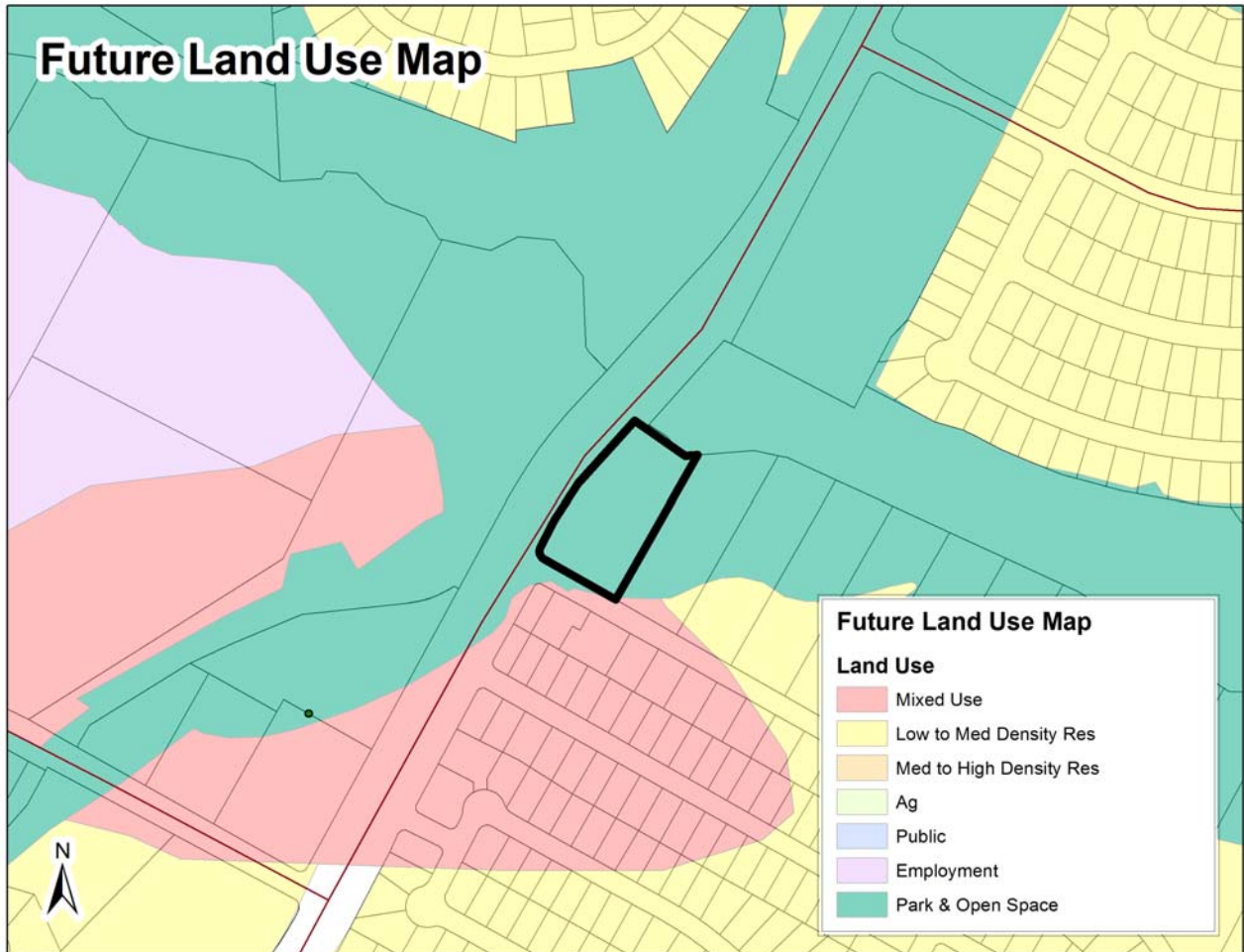
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ZONING MAP:



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FUTURE LAND USE MAP:



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SITE PHOTOS:



Subject Property



West of Property

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East of Property



South of Property