

**STAFF REPORT**

<b>Planning &amp; Zoning:</b>	2/3/2014	<b>Staff Contact:</b>	Erin Sellers, Planner II
<b>City Council:</b>	2/11/2014	<b>E-mail:</b>	erins@pflugervilletx.gov
<b>Case No.:</b>	REZ1310-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** To receive public comment and consider an application to rezone all of Lot 3 of the Pflugerville Industrial Park Subdivision, locally addressed as 18617 Weiss Lane, from Light Industrial (LI) zoning district to General Business-1 (GB1); to be known as The Shoppes at Sorento Rezoning. (REZ1310-01)

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**APPLICATION:** The property owner, Marcelo Draguiceivch of Laser Manufacturing, is requesting a General Business-1 (GB1) rezoning for all of Lot 3 (4.58 acres) within the Pflugerville Industrial Park Subdivision which currently has split zoning of GB1 for approximately 3.23 acres and Light Industrial (LI) for approximately 1.35 acres.

**LOCATION:** The property is generally located along the east side of Weiss Lane just north of the Sorento single-family subdivision and east of the Villages of Hidden Lake single-family subdivision.

**BACKGROUND:**

In 2006, the subject property was annexed into the City of Pflugerville (ORD No. 818-06-02-14) and zoned Agriculture/Conservation (A). At the time of annexation, the Pflugerville Community Development Corporation (PCDC) owned the 25 acres that would be later subdivided as the Pflugerville Industrial Park (P.I.P.) in 2008. Laser Manufacturing Inc. had purchased a tract of land from PCDC in 2007, which was later included within the Pflugerville Industrial Park Subdivision as Lot 3 in 2008. Refer to the final plat provided as an attachment. Lot 3 was rezoned from Agriculture zoning to a combination of GB1 zoning along Weiss Lane and LI zoning to the rear of the lot. Lots 1 and 2 within the subdivision were zoned LI in 2009, while Lot 1 was later zoned as GB-2 in 2011 to allow for the development of a gas station.

During this same time, PCDC also owned a 119-acre tract of land south of the Pflugerville Industrial Park which was zoned as Light Industrial (LI) zoning in 2006. However, through a development agreement with the single-family developer of what is now known as Sorento, this 119-acre tract was deannexed from the City limits and annexed into the Municipal Utility District (MUD) No. 17 boundaries in April of 2009.

**ZONING and LAND USE:**

The changing land use pattern is the impetus for this rezoning request. With the current construction of the Sorento single-family development south of the subject property and City's future development of the Randig Tract for parkland purposes, the property owner and staff agree that the rezoning of all of Lot 3 to GB1 would allow for better use of the property for commercial development. In contrast to LI zoning which allows for light manufacturing and warehousing, GB1 allows for less intensive commercial uses that would better serve the neighborhoods in the area.

Please refer to the table below for the adjacent zoning and existing land uses.

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Adjacent	Base Zoning District	Existing Land Use
North	Light Industrial (LI) for Lot 2 of P.I.P. GB2 for Lot 1 of P.I.P.	Mostly unimproved LI Lots with a gas station on Lot 1 of P.I.P.
South	City ETJ	Sorento single-family neighborhood
East	Agriculture/Conservation (A)	City-owned open space (Randig Tract)
West	City ETJ	Existing Villages of Hidden Lake single-family neighborhood

**TRAFFIC IMPACT:**

Weiss Lane is currently two-lane rural roadway, however the ultimate cross-section will be a four lane divided roadway with curb and gutter. Due to its close proximity to multiple single-family neighborhoods and very little commercially zoned property in the area, the subject property will cater mainly to the residents in the area. Therefore, staff does not anticipate this rezoning request to have a significant impact on the transportation network. A Traffic Impact Analysis (TIA) may be required in the site development stage of development if the proposed development is expected to generate more than 2000 trips per day according to the Institute of Transportation Engineers' Trip Generation.

**DRAINAGE:**

Drainage will be analyzed as development is proposed. No portions of the subject property are within a 100-year floodplain.

**COMPREHENSIVE PLAN:**

The Comprehensive Land Use Plan identifies the area as medium to high density residential with a neighborhood center in close proximity. The proposed rezoning to GB1 is generally consistent with the neighborhood center in the Comprehensive Plan.

**STAFF RECOMMENDATION:**

Due to the changing land use conditions in the area as well as the single-family adjacency to the west and south, Staff supports this rezoning request the entirety of Lot 3 to GB1 to provide more compatibility with the neighboring land uses.

**NOTIFICATION:**

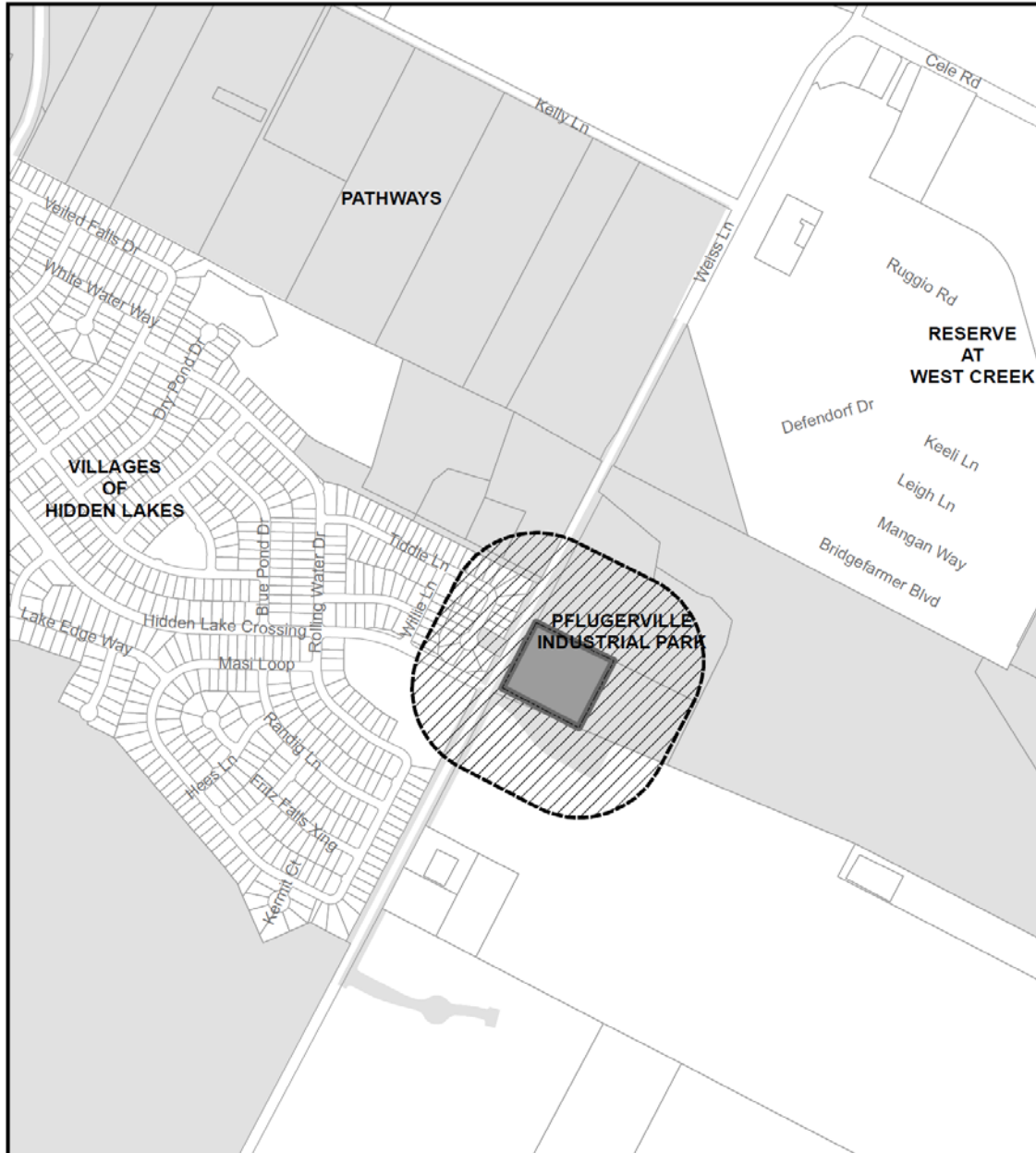
Newspaper Notification was published on January 22, 2014 and notification letters were mailed to property owners within 500 feet of the property. Signs were posted on the property on January 16, 2014. No inquiries were received regarding the proposed request at the time of this report.





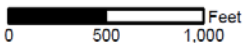



**ATTACHMENTS:**

- Notification Map
- Zoning Map
- Final Plat of Pflugerville Industrial Park
- Subject Site Photos
- Applicant Request
- Draft Ordinance [Separate attachment]

**STAFF REPORT**

**NOTIFICATION MAP**



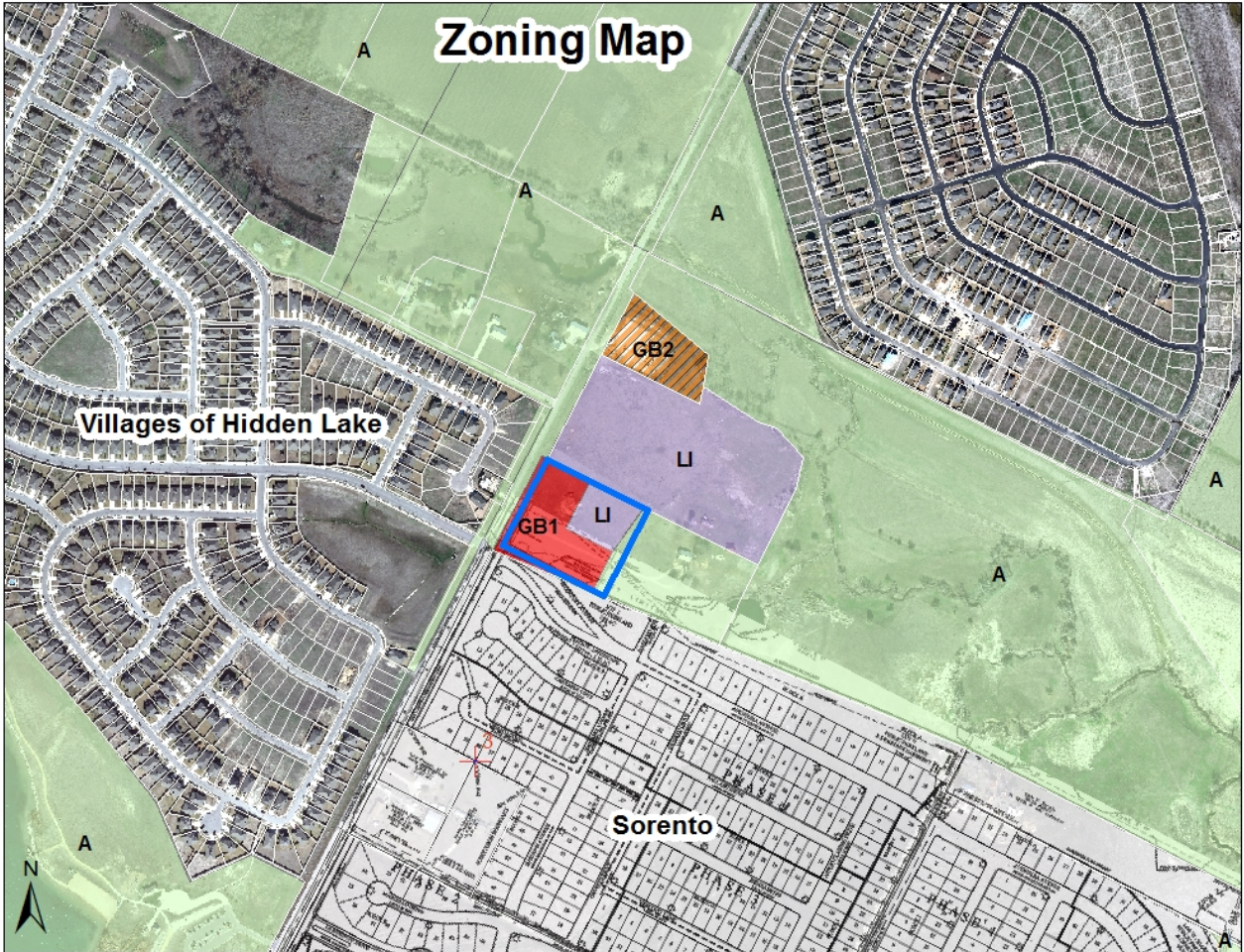
<p><b>Shoppes at Sorento</b>                  LI/GB-1 to GB-1</p> <p><b>Case Number:</b>                  REZ1310-01</p> <p><b>10/21/2013</b></p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Subject Property</li> <li> REZNotify_500ft</li> <li> ETJ</li> <li> City Limits</li> </ul> <p></p>	<p></p> <p><small>When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax rate information that is certified annually.</small></p> <p></p>	<p><b>Locator Map</b></p> 
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**STAFF REPORT**

**ZONING MAP**







**STAFF REPORT**

**SUBJECT SITE**



**SORENTO SINGLE-FAMILY DEVELOPMENT UNDER CONSTRUCTION - SOUTH**



**STAFF REPORT**

**EXISTING GAS STATION - NORTH OF SUBJECT SITE**



**SINGLE-FAMILY IN ETJ – WEST OF SUBJECT SITE**



**APPLICANT REQUEST:**

**STAFF REPORT**

**LMI**

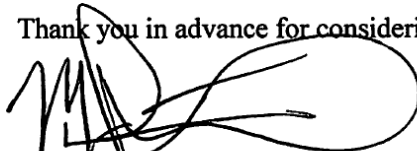
**Laser Manufacturing, Inc.**

1801 Rowe Lane - Pflugerville, Tx. 78660  
Phone 512-990-8404 - Fax 512-990-8406

Dear City of Pflugerville & Council

This is a brief letter describing our request to rezone the back portion of our Weiss lane property from LI to GB-1. This (LI to GB-1) portion contains approximate 1.35 acres and is located in the back section (Northeast corner) of our total property of 4.58 acres located just Northwest of the new Sorento Subdivision. The front (West) portion of this property and the (South) side are already zoned GB-1 and by re zoning the complete property to GB-1 would allow for a better use of the property for future development.

Thank you in advance for considering our request for change in zoning.



Marcelo Draguicevich  
Owner / Sales manager.  
Marcelo@Lasermfg.com