

Planning & Zoning:	2/3/2014	Staff Contact:	Jeremy Frazzell, Senior Planner
City Council:	2/11/2014	E-mail:	jeremyf@pflugervilletx.gov
Case No.:	REZ1401-01	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to rezone Lot 2, Block A of the Springbrook Industrial Park Section One, consisting of 1.66 acres locally addressed as 1808 Central Commerce Court, from General Business 2 (GB2) to Light Industrial (LI) district; to be known as 1808 Central Commerce Court Rezoning. (REZ1401-01)

LOCATION: The property is located along the north side of Central Commerce Court, generally east of Central Commerce Drive.

SITE ANALYSIS:

The subject property is in the northwest portion of the city limits, generally between Picadilly Dr. and Royston Lane. Access to the 1.66-acre lot is from Central Commerce Court, a spur off of Central Commerce Drive which terminates in a cul-de-sac just east of the property. The lot is a part of the Springbrook Industrial Park Section One subdivision that was platted and mostly developed while in the ETJ. Other than overhead electric along Central Commerce Ct., the property does not contain any site or building improvements or any significant natural features like trees or floodplain. A tract to the north was once in common ownership with the subject property and is predominantly floodplain, however that tract has since been donated by the current owners to the City for parkland use.

ZONING and LAND USE:

The area was annexed in 2007 through a three-year annexation plan (ORD No. 919-07-12-11) and given an interim zoning district of Agriculture/Conservation (A). Following annexation, adjacent tracts were rezoned to Light Industrial (LI) per individual requests. In 2008, a private charter school requested a rezoning of the lot from the Agriculture/Conservation (A) district to the General Business 2 (GB2) district. The request was ultimately approved by City Council (ORD No. 966-08-09-23), however the school did not relocate to this site and the property has remained unoccupied to date.

Surrounding properties are zoned Light Industrial and include a mix of industrial office/warehouse type land uses, many with open outdoor storage. Directly to the east is an HVAC contractor, followed by the Metro Business Park, a small light industrial center containing a mix of small office and light industrial users. To the west is an environmental consulting firm followed by an irrigation equipment supplier. South of Central Commerce are additional light industrial office/warehouse uses including a roofing warehouse with outdoor storage and a fiber optic company with outdoor vehicle storage.

Adjacent	Base Zoning District	Existing Land Use
North	Agriculture/Conservation (A)	Public parkland
South	Light Industrial (LI)	Industrial office/warehouse/outdoor storage
East	Light Industrial (LI)	Industrial office/warehouse/outdoor storage
West	Light Industrial (LI)	Industrial office/warehouse/outdoor storage

TRAFFIC IMPACT:

The dominant land use within the area consists of light industrial office/warehouse/distribution uses. Central Commerce Court and Central Commerce Drive currently experience traffic associated with large trucks and equipment and the change in zoning from General Business 2 (GB2) to Light Industrial (LI) is not anticipated to have a significant impact to the area.

DRAINAGE:

Drainage will be analyzed as development is proposed. No portions of the subject property are within a Special Flood Hazard Area.

COMPREHENSIVE PLAN:

The Comprehensive Land Use Plan identifies the area as employment, which is supportive of the proposed zoning district.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On February 3, 2014, the Planning and Zoning Commission conducted a public hearing and with a vote of 7-0, recommended approval of the proposed request.

STAFF RECOMMENDATION:

The current General Business 2 (GB2) zoning on the property was in response to a private, K-12 charter school that intended to relocate to the site. While land uses permitted in the General Business 2 (GB2) district are generally compatible with the uses of Light Industrial (LI), the General Business 2 (GB2) district is utilized for heavy commercial uses that predominantly locate along arterial streets, such as Picadilly Drive and Grand Ave. Pkwy. Surrounding properties within the area have an industrial use and are currently zoned Light Industrial (LI). The Comprehensive Plan identifies the area to be employment, which is supportive of the proposed zoning, and Staff recommends approval of the proposed request.

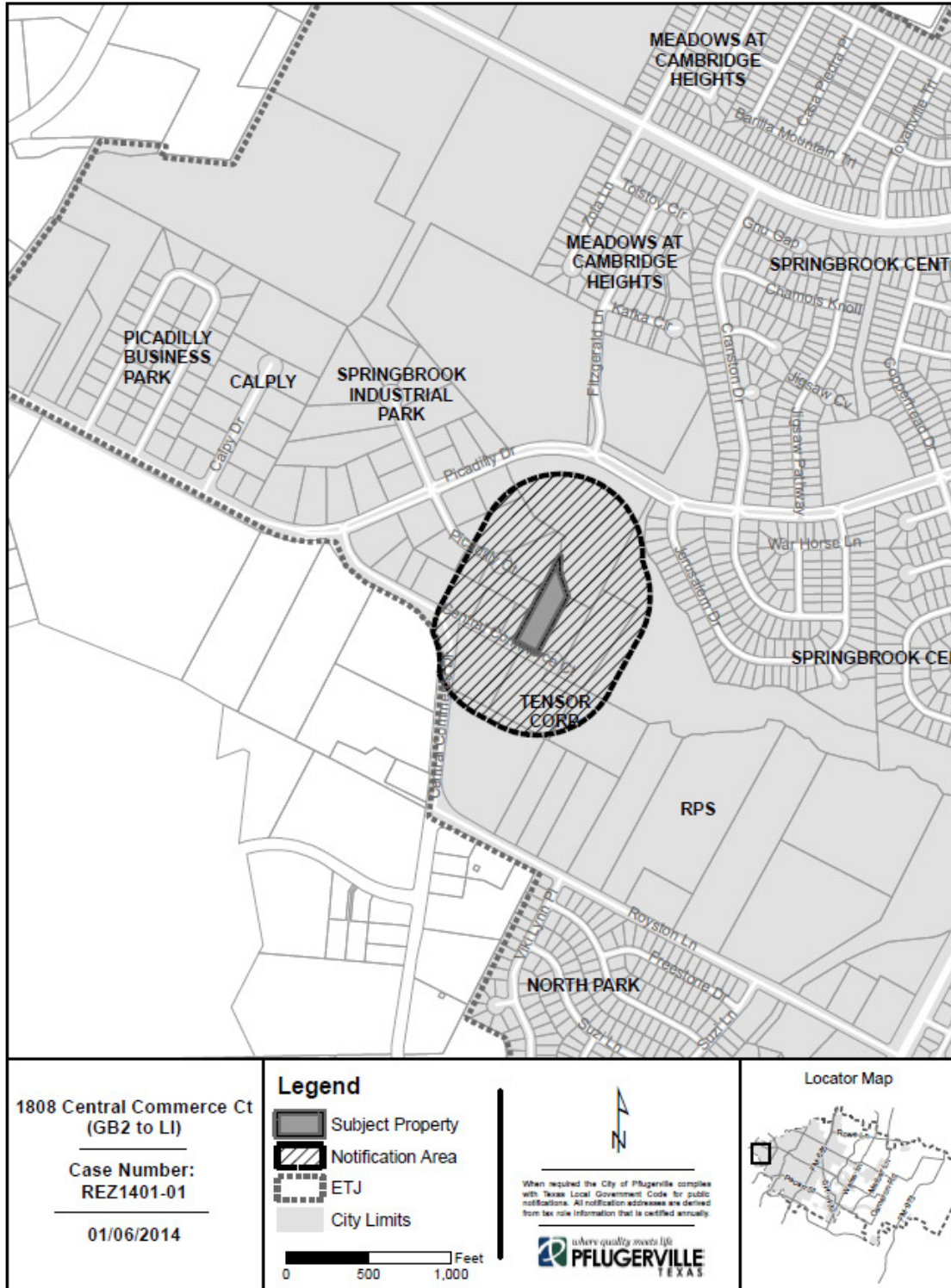
NOTIFICATION:

Newspaper Notification was published on January 22, 2014, notification letters were mailed to property owners within 500 feet of the property, and a sign was posted as required. One general inquiry with no stated opposition was received regarding the proposed request at time of this report.

ATTACHMENTS:

- Notification Map
- Applicant Request
- Subject Site Photos

NOTIFICATION MAP



APPLICANT REQUEST:



January 8, 2014

City of Pflugerville
Planning and Zoning Commission
201-B East Pecan Street
Pflugerville, Texas 78660

Re: Springbrook Industrial Park Section One, Lot 2 - Rezoning

Dear Members,

This letter shall serve as a formal written request to rezone Springbrook Industrial Park Section One, Lot 2 from General Business 2 (GB-2) to the previous zoning designation of Light Industrial (LI).

Development 2000, Inc. intends to develop a new speculative 12,000 square foot office/warehouse facility with equipment yard on this particular lot. The existing General Business 2 (GB-2) zoning suited the previous land owner which intended to build a charter school on the property. I feel that Light Industrial (LI) zoning is much more appropriate for an office/warehouse facility and more importantly will conform to the original intended use of land within Springbrook Industrial Park.

Please feel free to call me anytime with questions or concerns and thank you each for your time and dedication to the City of Pflugerville.

Best Regards,

John S. Bundy
Vice-President
Development 2000, Inc.

SITE PHOTOS:



Subject Property



East of Property



West of Property