



Pflugerville Planning/Zoning/City Council
201-B East Pecan St.
Pflugerville, Texas 78619

Dear Planners, Commissioners, Council Members and Mayor,
Please accept this application to rezone part of the subject property from GB-1 to GB-2. The property consists of 4 acres in 3 legal lots. The lot fronting on FM 685 consists of 2 acres with 10,000 s.f. of improvements and parking.

The back 2 lots, which we want to rezone, are each 1 acre in size. The geography of the 2 rear lots: elevated from the FM 685 roadway, sitting behind an existing retail building and at the end of a dead end road limits visibility and access.

The only entities that access Justice Center Dr. is the subject property and police vehicles. We are not trying to create a GB-2 donut hole. The adjacent property touching the subject property is also zoned GB-2. The subject property is also across from the back of 2 multi-acre residential lots and separated from the homes by Justice Center Dr., a drainage culvert and several goats.

The Owner's financing required substantial amounts of preleased space. The property was marketed for several years to tenants with limited success but not sufficient to meet preleasing targets. The Owner's let expire an approved site plan. I've met with Pflugerville Community Development Corp. who were enthusiastic, but unable to provide any tenants or developers.

The current Owner does not plan to finish the development and has put the property up for sale. The need to rezone is to offer the property to more potential buyers who will actually turn dirt into a building and a business. You met one at the pre-application meeting.

Although similar in most uses, GB-2 offers a property Owner a couple more appropriate uses to actually development the property. Below are the uses in GB-2 not allowed in GB-1. The comments are opinions, but come with 25+years' experience as a commercial realtor.

~~Automotive Body Repair Shop~~ – One located next door.

~~Call Center~~ – I guess it could happen. I question if the 25,000 s.f. maximum size was intended for this use because of the # of vehicles required to staff a call center.

~~Data Center~~ – Pflugerville code only allows a maximum of 25,000 s.f. These buildings require extensive utility infrastructure. Rental rates would not justify the investment.

~~Dry Cleaning, Major~~ – Rental rates would not justify the investment.

~~Machine Shop~~ – Rental rates would not justify the investment.

Mini-warehouse/public storage – The storage facility proposed at our meeting was not the drive up garage door storage units mentioned, but an attractive building with climate controlled units.

Office/Showroom – No leads but not saying it couldn't happen.

~~Small Engine Repair Shop~~ – Rental rates would not justify the investment.

~~Truck/Trailer Rental~~ – Unlikely because vehicles must be wholly enclosed within a structure or otherwise screened from view from adjacent residential areas & public rights-of-ways.

~~Vehicular Sales and Rental, Recreational~~ – Property not large enough. All sales, storage, and display must be enclosed within a structure. No outdoor storage is permitted.

General Building Regulations are more restrictive with GB-2 zoning regarding setbacks. There is 5% more impervious cover allowed, but the stormwater facility is built and in place. The additional 5% would not justify the cost of rebuilding the detention facility.

We look forward to your response.

Best regards,
Steven Gallaway