

STAFF REPORT

BACKGROUND/REQUEST: The subject property is an approximately 104.42-acre tract of land, not currently platted. The property is currently undeveloped and was annexed into the city in 2007.

The applicant is seeking to rezone the property with the intent to develop a distribution/warehouse. They are taking into consideration the surrounding land uses in this area, specifically multiple projects in the nearby vicinity that are developing industrial uses that will make this proposed zoning district harmonious with the area. For this reason, the applicant requested to rezone the property from Urban (Level 4: CL4) and Urban Center (Level 5: CL5) to the Campus Industrial (CI) District to allow for a broader spectrum of allowed uses specific to commercial and industrial.



Zoning Map

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

Adjacent	Zoning District	Use	Comprehensive Plan
North	Agriculture/Development Reserve (A), Planned Unit Development, and ETJ	Large lot residential, and undeveloped (proposed Industrial)	Employment Center and Mixed Use
East	City of Austin ETJ	Large lot residential, and Industrial	City of Austin Jurisdiction
South	CL5, CL4	Undeveloped, large lot residential	Mixed Use, and Parks & Open Space

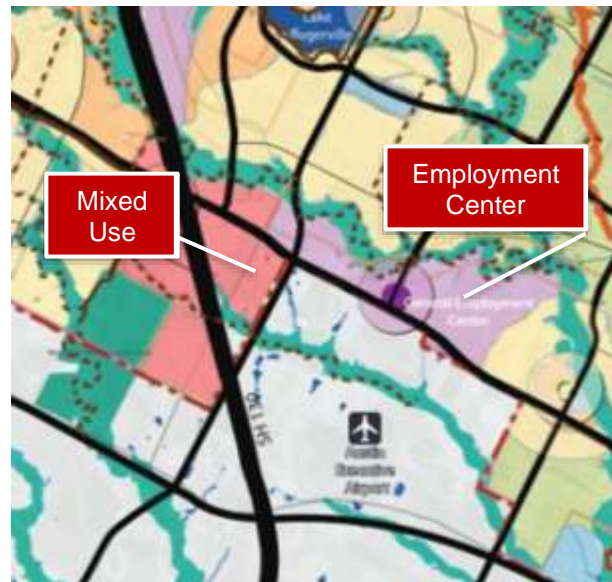
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West	CL5	Oncor Substation, undeveloped (proposed MF), and undeveloped (proposed convenience store)	Mixed Use, and Parks & Open Space
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ZONING HISTORY: The property was annexed in 2007 (ORD880-07-04-24) and zoned to Agriculture/Development Reserve (A). It was later rezoned to CL4 and CL5 in 2007 (ORD913-07-10-09) following a corridor rezoning that was done following the City’s SH 130 and SH 45 Corridor Development Strategy.

PROPOSED DISTRICT: The applicant has proposed to rezone the property from Urban (Level 4: CL4) and Urban Center (Level 5: CL5) to the Campus Industrial (CI) District. 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. Development standards and permitted uses in the CI District are attached separately.

COMPREHENSIVE PLAN: The Land Use Vision Plan created in 2009, identifies the area for mixed-use and employment. The property is also in close proximity to an Employment Center node, at the intersection of Pecan Street and Melber Lane, as well as a Community Center Node at Pecan Street and SH 130 Toll. The Comprehensive Plan states that “employment and mixed-use centers are needed to provide better balance in the community, between the amount of jobs and housing balance as well as between property and sales tax receipt balance”.



Employment Centers support various land uses, including light industrial, warehouse, corporate campus, retail and office. Areas identified as mixed-use are intended to provide the ability for a live, work, play environment, and the Community Center is an area intended to provide a greater mix of uses in areas between multiple neighborhoods. The scale of the community center is described as 100,000 to 300,000 square feet of non-residential space (pg. 37). The Comprehensive Plan also describes the SH

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130 corridor as a catalyst for local economic development, and notes that employment centers should grow along key intersections along this corridor within the city.

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.

In addition to the 2030 plan, the City's adopted Transportation, Wastewater, and Water Master Plans all serve as further extension to the city's comprehensive plan. 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 these plans, this property is called out as Light Industrial/Employment. The land use assumptions for the subject parcel were calculated to reflect Light Industrial/Employment type land uses. These more recent

studies deviate from the 2030 Comprehensive Plan due to the nearby specific use permits,

development impacts, as well as the overall pattern for employment centers along the Pecan Street corridor, moving north along SH 130 toward SH 45, as described in the 2030 Comprehensive Plan. Furthermore, the Transportation Master Plan identified the Cameron Road realignment as a high-priority project, which was funded \$4.4 million dollars through the 2020 bond for the Capital Improvements Project. The project, which is under design, includes the construction of a new two-lane urban street section for an ultimate four-lane urban roadway. Improvements include curb and gutter, underground storm facilities, right-of-way acquisition, dedicated pedestrian facilities, and an intersection turn lane.



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STAFF RECOMMENDATION: The subject property is located at the southwest corner of Pecan Street and Cameron Road in an area that is rapidly growing along the SH 130 (both east and west). This area has seen several Specific Use Permits on the western portion of SH 130 for industrial/warehouse uses, as well as Planned Unit Development directly north of this site (Lakeside Meadows Industrial) which is also an industrial development.

Furthermore, in the most updated future land use assumptions in this area that were adopted through the water, wastewater and transportation master plans, this area was designated as an employment center.

The CI district allows for nonresidential uses that are consistent with similar land uses already located in this 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. To be in line with the recently adopted Master Plans, the industrial projects are intended to be located south of Pecan Street with an opportunity for mixed-use projects developing along Pecan Street. The commercial land uses permitted in the CI zoning district can help increase employment opportunities in the area. The properties north of this site are developing or proposed to develop as industrial through a Planned Unit Development; properties immediately west of this site include a mix of uses, including a proposed multi-family development and a convenience store at the corner of SH 130 Toll and E. Pecan Street. West of the site on the west side of SH 130 Toll, there is also a mix of uses, including hotels, various industrial uses, various commercial uses, and multi-family. South of the property proposed for rezoning is mostly vacant farmland, and east of the site is under the City of Austin's extraterritorial jurisdiction, but includes large lot residential subdivisions, as well as industrial uses.

The site also has adequate access to transportation, especially given the 2020 Bond for the realignment of Cameron Road that is currently under design. There is also adequate access on the current north and eastern boundary of the property, and will have improved vehicle and pedestrian connectivity once the realignment is complete.

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 approval of the proposed rezoning of the approximately 104.42 acre tract of land from Urban (Level 4: CL4) and Urban Center (Level 5: CL5) to Campus Industrial (CI) district.

NOTIFICATION:

Notification was published in the Pflag, notification letters were mailed to property owners within 500 feet of the property, and two (2) signs were posted on the property. At time of staff report, no inquiries were received.



Pflugerville
Planning and Zoning
Commission

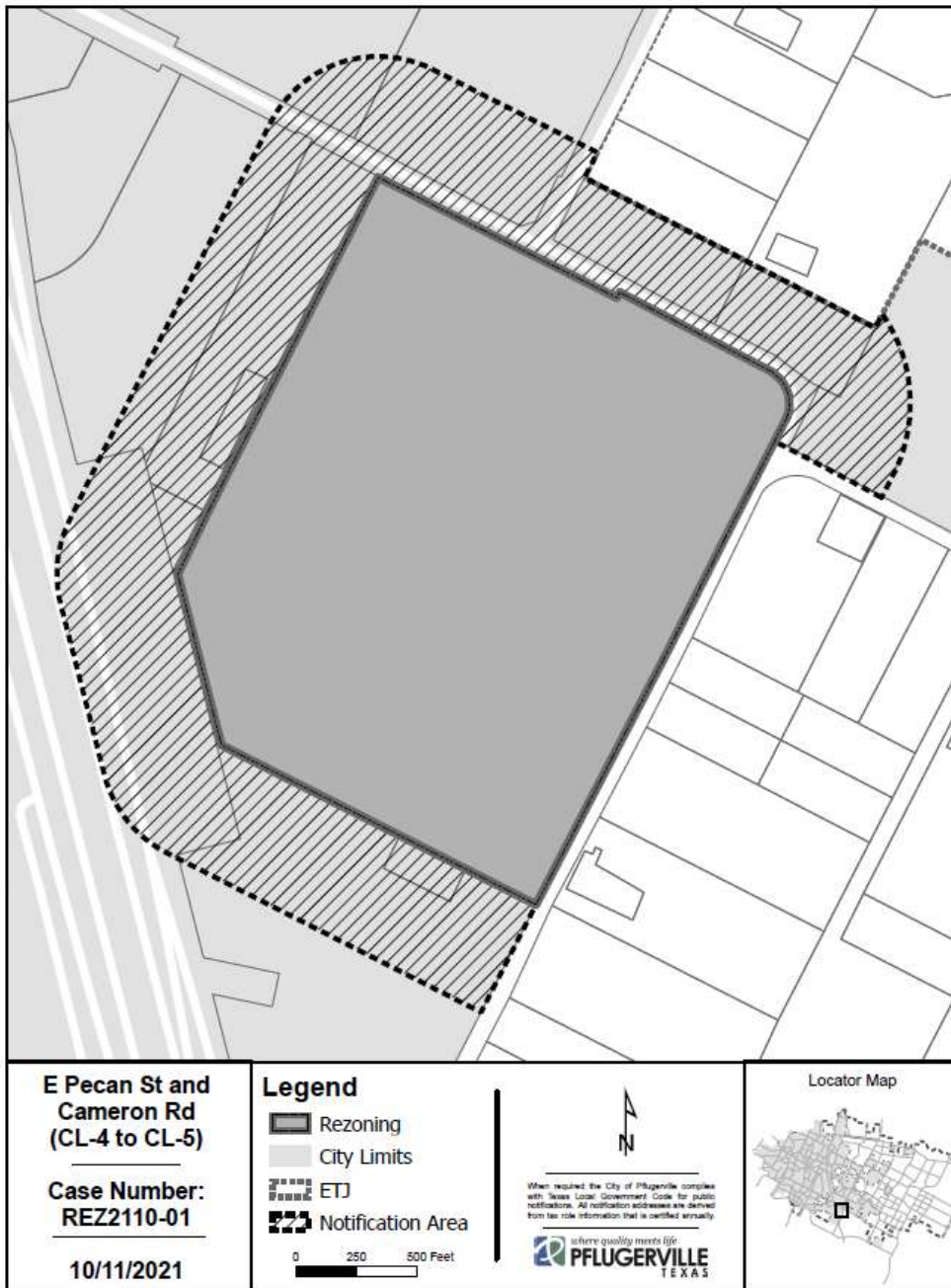
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ATTACHMENTS:

- Location map
- Subject Site Photos
- Notification Map
- Development Regulations/Allowed Uses (attached separately)
- Ordinance

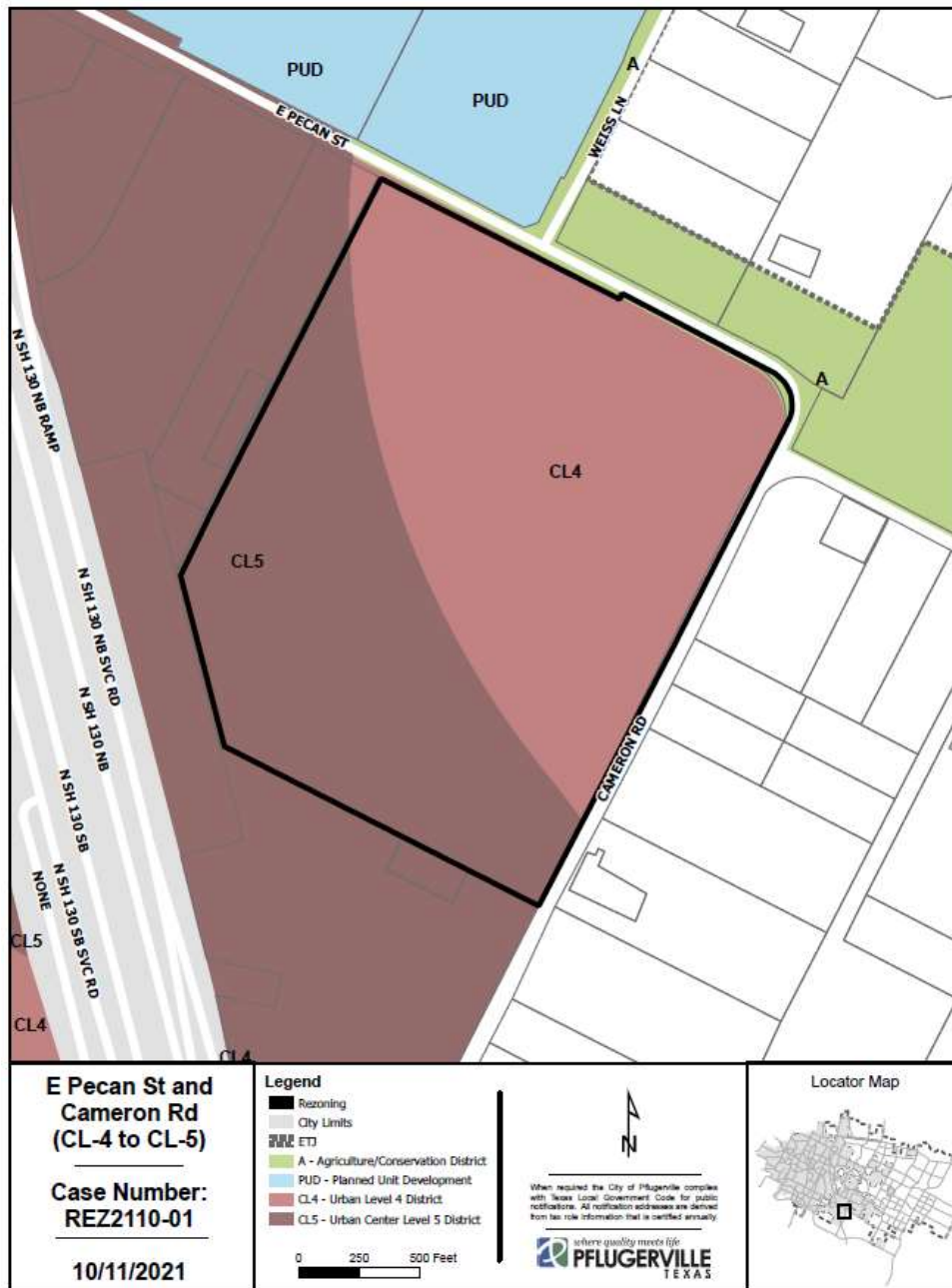
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NOTIFICATION MAP:



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ZONING MAP:



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SUBJECT SITE PHOTOGRAPHS:

From East Pecan Street



From the curve at East Pecan Street toward Cameron Road



Looking north from Cameron Road

