

<b>Planning &amp; Zoning:</b>	1/8/2017	<b>Staff Contact:</b>	Abigail Rose, Planner II
<b>City Council:</b>	2/27/2017	<b>E-mail:</b>	abbeyr@pflugervilletx.gov
<b>Case No.:</b>	REZ1712-01	<b>Phone:</b>	512-990-6306

**SUBJECT:** Conduct a public hearing and consider approving the first reading of an ordinance with a caption reading: AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, AMENDING ORDINANCE NO. 1203-15-02-24 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED, BY REZONING TWO SEPARATE (2) PARCELS WITHIN THE 7.96-ACRE WELLSPOINT ONE, SECTION TWO SUBDIVISION GENERALLY LOCATED NORTH OF THE SOUTH HEATHERWILDE BOULEVARD AND EAST WELLS BRANCH PARKWAY INTERSECTION WITH PARCEL ONE (1), CONSISTING OF 3.710 ACRES, BEING REZONED FROM LIGHT INDUSTRIAL (LI) TO GENERAL BUSINESS 1 (GB1) DISTRICT, AND PARCEL TWO (2), CONSISTING OF 4.249 ACRES, BEING REZONED FROM LIGHT INDUSTRIAL (LI) TO GENERAL BUSINESS 1 (GB1), AND COLLECTIVELY TO BE KNOWN AS THE BISON BUILDING RETROFIT REZONING (REZ1712-01); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**LOCATION:**

The property is located generally north of the S. Heatherwilde Blvd. and E. Wells Branch Pkwy. intersection, along the eastern border of S. Heatherwilde Blvd. The Highlands Luxury Apartments and the Texas Department of Public Safety Drive License Center are just south of the subject site. The subject site is situated 1,550 ft. north from the southern Pflugerville City Limits boundary.



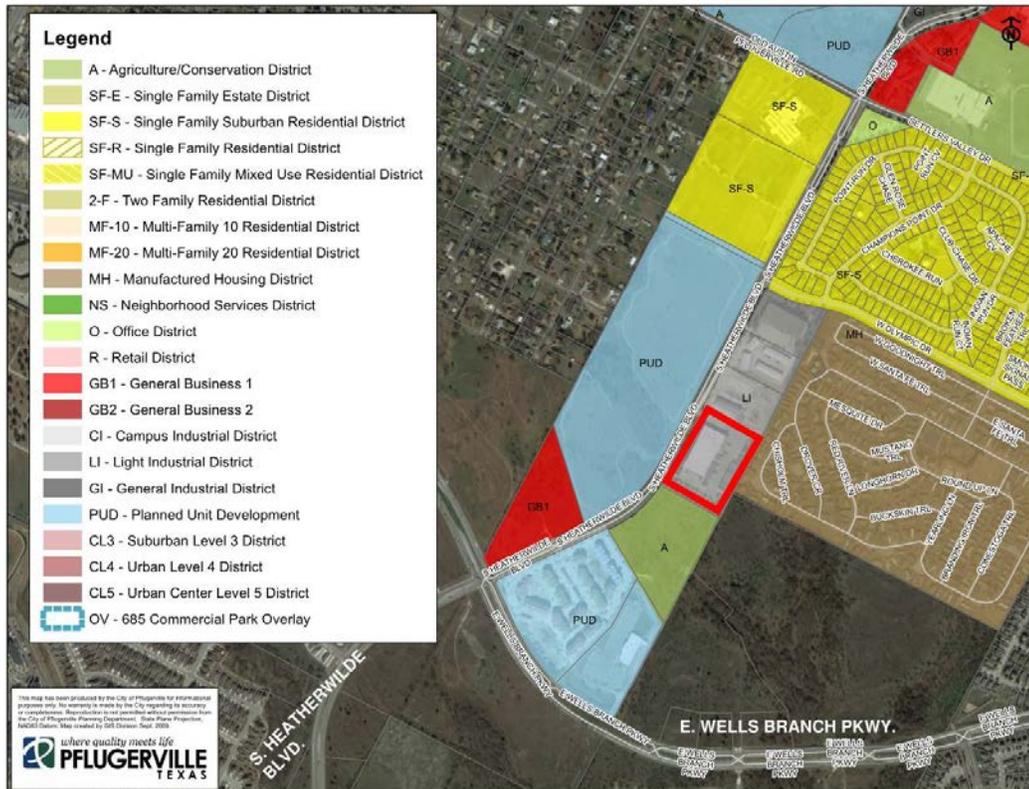
**SITE ANALYSIS:**

The proposed site includes two (2) platted tracts, Lot 1A and 2A, totaling 7.96 acres. The tracts consist of an existing industrial flex space structure with direct access from S. Heatherwilde Blvd., a four-lane, arterial-level street. To the west, S. Heatherwilde Blvd. separates the proposed site from an undeveloped Planned Unit Development (PUD) development and further west the City of Austin. To the east is Chisholm Point community. The greater area surrounding the proposed site includes existing residential neighborhoods to the north and east, with commercial opportunities concentrated along S. Heatherwilde Blvd. and farther south near E. Wells Branch Pkwy. To the west of the S.

Heatherwilde Blvd. and W Wells Branch Pkwy. intersection, a new residential development is currently under construction in the City of Austin. Please refer to the attached zoning map for further clarification.

**ZONING and LAND USE HISTORY**

- 1999 – The subject property was annexed into the City in 1999 and it was zoned to the Agriculture/Conversation (A) district.
- 1999 – In October, the subject property and other Wellspoint tracts were rezoned from Single Family Residential (R-3) to General Business (GB) and Floodplain (FP). (Ordinance No. 565-99-10-12)
- 2001 – In March, the land was platted as part of the Wellspoint One, Section Two Subdivision. This plat included both Lot 1A, a 3.710-acre tract and Lot 2A, a 4.249-acre tract.
- In 2003, the subject property was rezoned from General Business (GB) to Light Industrial (LI).
- In 2010, Bison Global Logistics developed a 67,738 sf Office/Warehouse structure.



Adjacent Properties	Base Zoning District	Existing Land Use
North	Light Industrial (LI)	Existing Light Industrial Structures
South	Agriculture/Conservation (A)	Unimproved Agricultural Land
East	Manufactured Housing (MH)	Chisholm Point Neighborhood
West	Planned Unit Development (PUD)	Unimproved Land

**PROPOSED REQUEST:**

The applicant would like to retrofit the existing structure on site for a private school which is a land use not permitted within the Light Industrial (LI) zoning district and has requested to rezone the property. The owner intends to rezone Lot 1A and 2A from Light Industrial (LI) to General Business 1 (GB1) district. If approved any site related improvements will be reviewed through the site development process.

**General Business 1 (GB1) Zoning District**

According to the Unified Development Code, the General Business 1 (GB1) District “... is designed to accommodate a full range of retail and office uses with a city-wide and even regional trade area. These types of commercial uses are conducted wholly within an enclosed building. The uses in this district have operating characteristics and traffic service requirements compatible with typical office, retail, shopping, and high density residential environments.”

**GB1 Permitted non-residential uses within the district include:**

*(Underlined text = Land Uses which aren't permitted in LI)*

Athletic Facilities; Auction Sales; Automotive Parts Sales (Inside); Automotive Repair and Services; Automobile Parking Lot/Garage; Automobile Rental and Sales; Bar/Tavern; Brewery/Distillery/Winery (Micro); Brewpub/Wine bar; Business Services; Catering Establishment; Cemetery/Mausoleum; Civic Center; Clinic; Commercial Recreation and Entertainment (Indoor); Commissary; Convention Center; Day Care Facility; Dry Cleaning (Minor); Equipment and Machinery Sales and Retail (Minor); Event Center; Financial Institution; Golf Course and/or Country Club; Golf Driving Range; Government Facilities; Health/Fitness Center; Hospital; Household Appliance Service and Repair; Laundromat; Liquor Store (Off-Premise Consumption); Lounge; Massage Therapy (Licensed); Mortuary/Funeral Home; Museum/Art Gallery; Office: Administrative, Medical, or Professional; Park or Playground; Pawn Shops; Personal Services; Place of Worship; Print Shop (Minor); Reception Hall; Restaurant; Retail Sales and Service; School (Public or Private); Theatre; Trade School; and Transit Facility (Park and Ride).

**GB1 Permitted residential uses within the district include:** Assisted Living; Live/Work Unit; and Nursing Home/Skilled Nursing.

**GB1 Conditional uses include:** Condominium; Multi-Family; Animal Establishments (Commercial); Bail Bond; Car Wash; Commercial Recreation and Entertainment (Outdoor); Drive-in/Thru; Financial Services Institution (Alternative); Gas Stations; Hotel/Hotel Residence; Mobile Food Park; Nursery Indoor/Outdoor Sales; Utilities; and Wireless Telecommunication Facilities.

**Light Industrial (LI) Zoning District**

According to the Unified Development Code, the General Business 2 (GB1) District is “intended to include land which is used, or intended to be used, for light industrial purposes including, but not limited to research facilities, and specialized processing and assembling plants. It should be located along major arterial streets

*or separated from arterial streets by the GB1 and GB2 districts and should generally not be located on SH 130 or SH 45. Industrial uses whether in LI or GI may be located within the same area.”*

**LI Permitted non-residential uses within the district include:**

*(Underlined text = Land Uses which aren't permitted in GB-1)*

Athletic Facilities; Auction Sales; Automotive Body Repair Shop; Automotive Repair and Services (Collision Repair); Automobile Parking Lot/Garage; Automobile Rental and Sales; Body Art Studio; Brewery/Distillery/Winery (Micro); Brewpub/Wine bar; Business Services; Call Center; College, University, or Private Boarding School; Contractor's Shop; Crematorium; Data Center; Distribution /Logistics Center; Dry Cleaning (Minor); Dry Cleaning (Major); Equipment and Machinery Sales and Retail (Major); Food Processing (Minor); Government Facilities; Health/Fitness Center; Household Appliance Service and Repair; Industrial Uses (Light); Machine Shop; Mini-warehouse/public storage; Nursery Indoor/Outdoor Sales; Office: Administrative, Medical, or Professional; Office/Showroom; Office/Warehouse; Place of Worship; Portable Building Sales; Print Shop (Major); Print Shop (Minor); Recycling Center; Research and Development Center; Shooting Range, Indoor; Small Engineer Repair Shop; Trade School; Truck/Trailer Rental; Truck Sales/Heavy Trucks; Trucks/Bus/Large Vehicle Repair; and Vehicle Sales and Rental, Recreational.

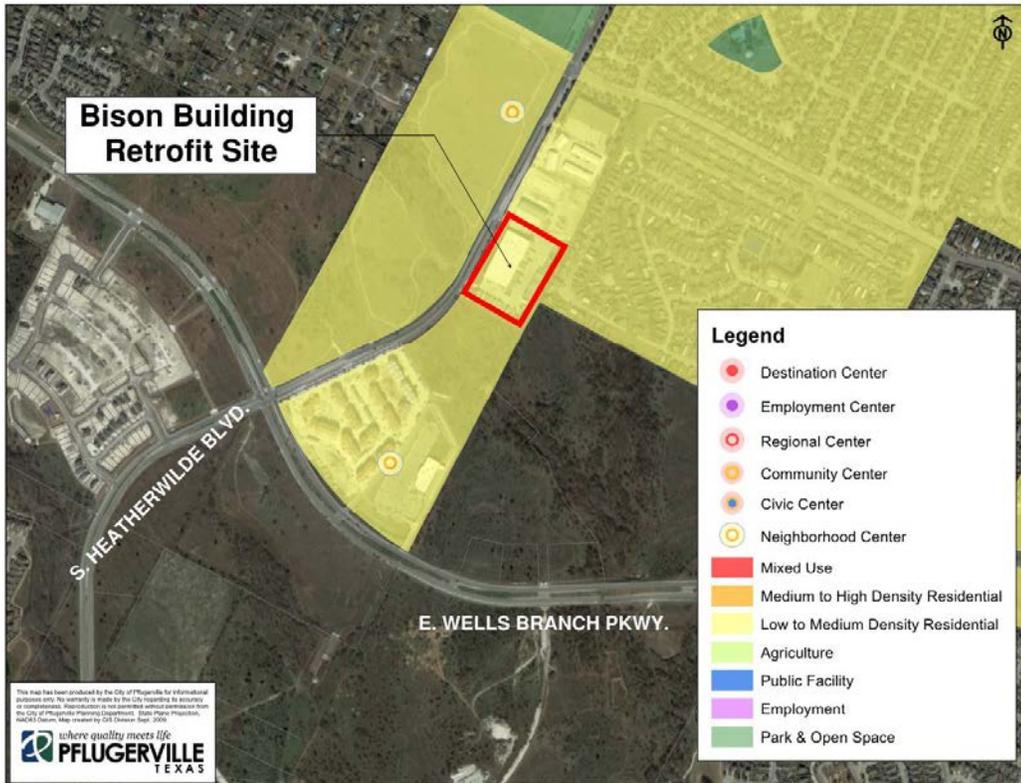
**LI Permitted residential uses within the district include:** NA

**LI Conditional uses include:** Drive-in/Thru; Sexually Oriented Business; Stable, Commercial; Utilities; and Wireless Telecommunication Facilities.

**COMPREHENSIVE PLAN:**

The Comprehensive Plan, Preferred Land Use Vision Plan (Future Land Use Map) provides for a series of “Centers”, including Neighborhood, Community, Civic, and Regional Center generally located along major thoroughfares and key intersections in order to supplement the broad brush strokes of the future land use categories. A node or center can provide the following: linkages to retail, services, and other development; connectivity to other nodes or centers throughout the city; and access to neighborhood-level interactions. According to the Comprehensive Plan, the City of Pflugerville is to program and strengthen both proposed and existing centers in order to provide a focus for development to create engaging centers which create meaningful places and serve the adjacent communities and greater City of Pflugerville.

The Comprehensive Plan, Preferred Land Use Vision Plan (Future Land Use Map) designates the subject site for “Low to Medium-Density” residential with two (2) neighborhood centers near the subject site, one directly northwest across S. Heatherwilde Blvd. and the other at the southeast corner of the E. Wells Branch Pkwy. and S. Heatherwilde Blvd. intersection. The Comprehensive Plan describes the importance of having Neighborhood Centers near, within, or linking together neighborhoods to provide a mixture of non-residential uses which act as gathering spaces for the communities. Uses which can develop and enhance Neighborhood Centers include and are not limited to the following: churches, public facilities, commercial buildings, schools, and libraries. Neighborhood centers offer a community with a wide range of services within walkable distance for the surrounding neighborhood.



According to the Land Use & Development Character Goals of the Comprehensive Plan, the amount of commercial and industrial land uses will accommodate opportunities for employment, services, and growing the municipal tax base. This rezoning would cause the land uses permitted within the subject property to shift from industrial to commercial; therefore, the zoning change does abide by this Character Goal.

**GOAL #1: The amount of commercial and industrial land uses will accommodate opportunities for employment, services, and growing the municipal tax base.**

Land Use & Development Character Goal No. 2 outlines the importance of development (infill and new development) to focus around a hierarchy of centers to create a larger sense of community, provide employment opportunities and shopping districts while reducing infrastructure costs. This goal describes why all infill and new development shall complement and support the character of an area. Due to the large amount of residential projects in the area and adjacent commercial-oriented property, the subject property shall act as a link between Neighborhood Centers to provide residents with services, a gathering space, and future job opportunities.

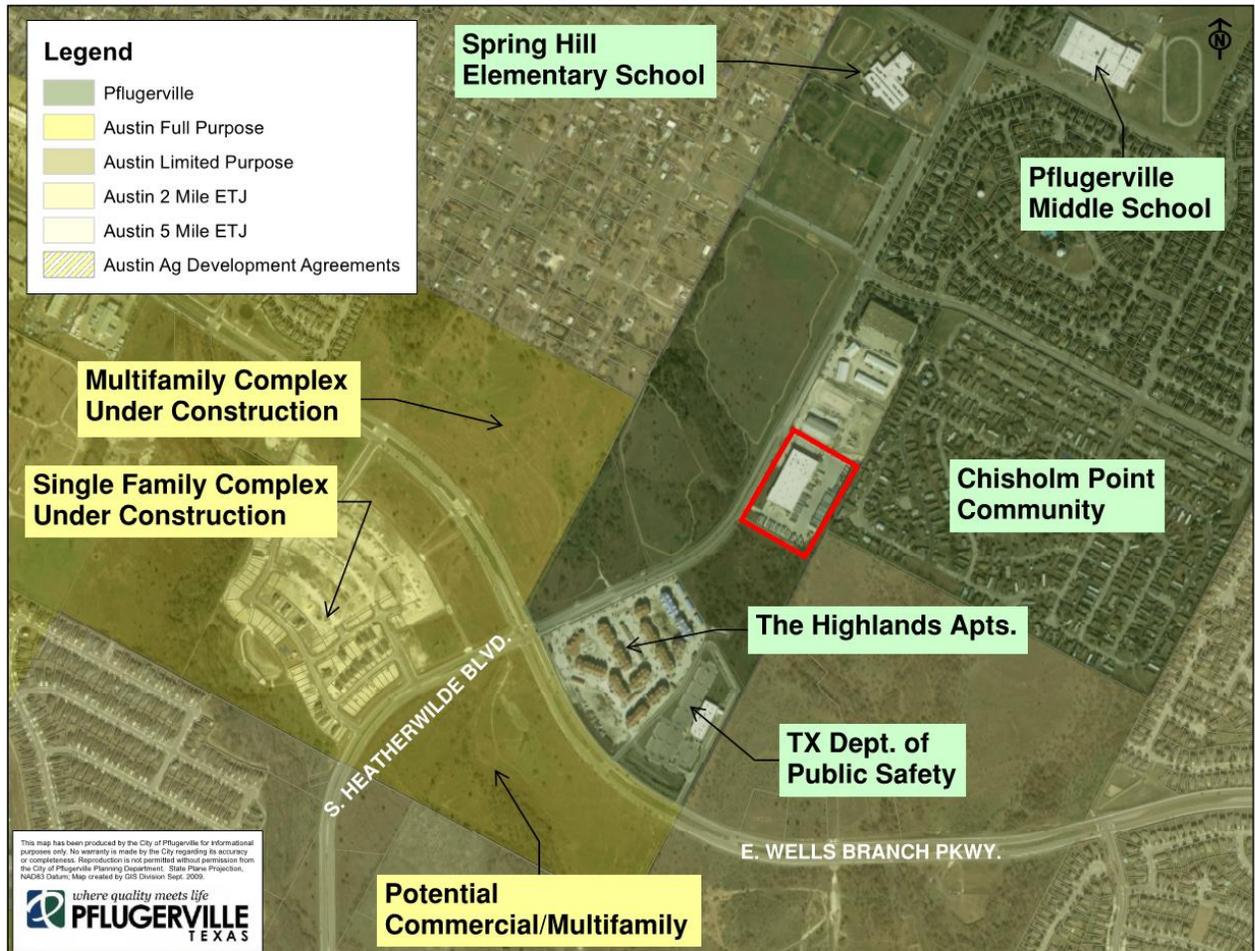
**GOAL #2: Development (infill and new development) will be focused around a hierarchy of centers that will create a stronger sense of community, provide employment opportunities and shopping districts while reducing infrastructure costs.**

**STAFF RECOMMENDATION:**

The subject site's proposed General Business 1 (GB1) rezoning reverts the zoning back to the original zoning district established in 1999 and allows for greater compatibility with the Neighborhood Centers defined around the site to the north and south. The proposed General Business 1 (GB1) district acts as a buffer between the adjacent, existing Light Industrial (LI) properties to the north and the surrounding residential to the south, which supports the "Center" concept outlined in the Comprehensive Plan. The proposed zoning will create a full transitional array from the industrial land uses along S. Heatherwilde Blvd. to the residential and commercial land uses to the south at the S. Heatherwilde Blvd. and E. Wells Branch Pkwy. intersection.

The evolving character of the S. Heatherwilde Blvd. and E. Wells Branch Pkwy. intersection has shifted from an industrial district to a commercial-driven, neighborhood-level hub, which acts as a prominent gateway into the City of Pflugerville. The proposed rezoning allows for the site to become more consistent with the trend of the intersection and greater area. Existing and future residential products surround the subject site to the north, east, south, and west. Please refer to the image provided below. The General Business 1 (GB1) zoning district is an appropriate zoning district to be near, within, or linking existing Neighborhood Centers as outlined in the Comprehensive Plan. Also, other commercial opportunities exist near the subject site. There is an existing General Business 1 (GB1) zoned parcel at the northwest corner of the S. Heatherwilde Blvd. and E. Wells Branch Pkwy. The commercial component of the Highlands Apartments outlined in the Planned Unit Development Agreement has yet to be developed.

The Applicant's proposed rezoning and retrofit project provides the City of Pflugerville with opportunities to create a gathering space, increase the workforce, link Neighborhood Centers, and provide the surrounding neighborhoods with necessary goods and services. The proposed request to rezone the subject property from Light Industrial (LI) to General Business 1 (GB1) is found compatible with the adjacent land uses and complements the existing neighborhoods in the greater area and those future residential projects to be constructed; therefore, staff recommends approval of the proposed rezoning.



**PLANNING AND ZONING COMMISSION RECOMMENDATION:**

The Planning and Zoning Commission conducted a public hearing on Monday, January 8th, 2018 and recommended approval of the General Business 1 (GB1) zoning district with a vote of 6-0.

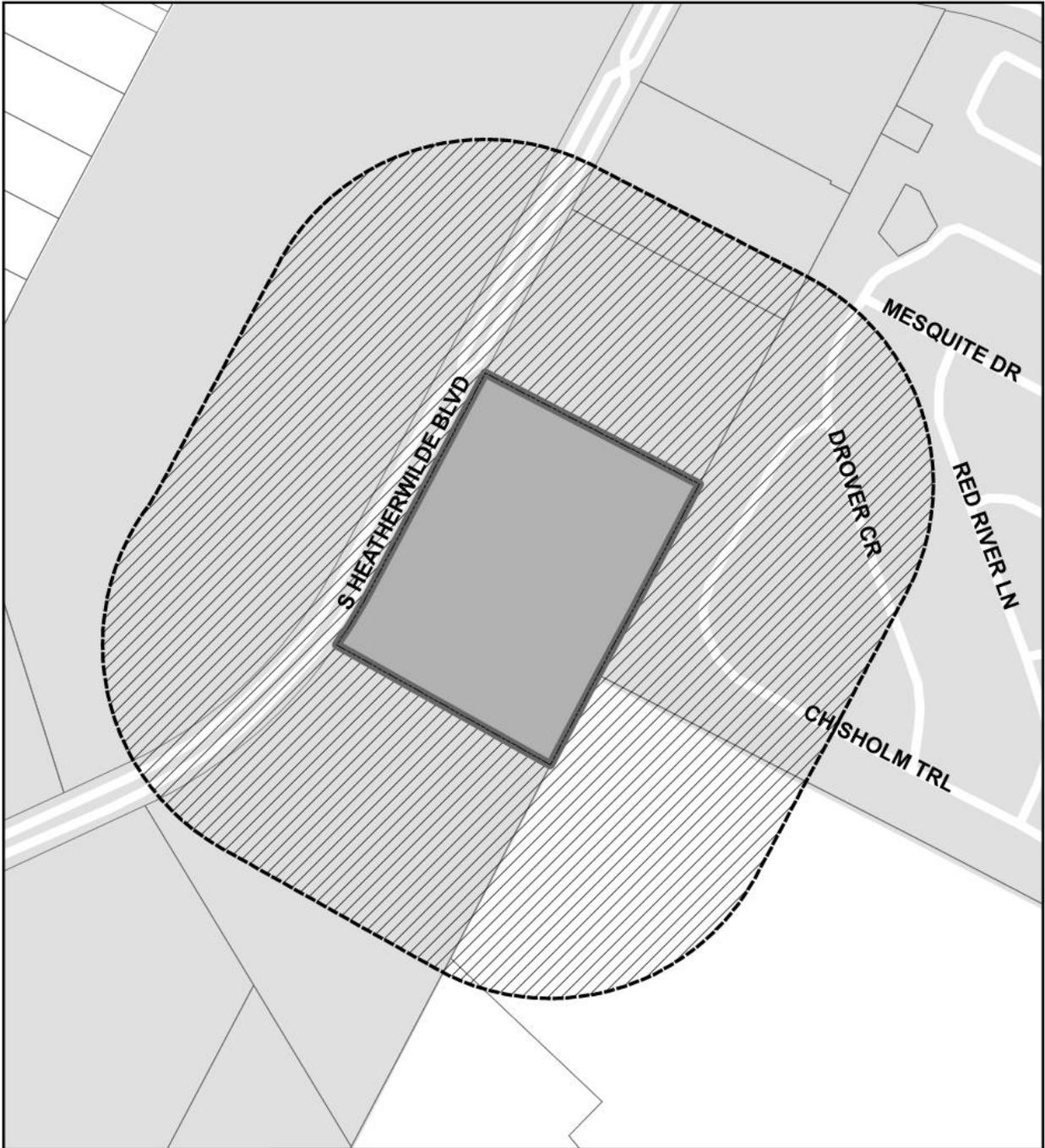
**NOTIFICATION:**

Newspaper Notification was published and notification letters were mailed to property owners within 500 feet of the property, and a sign was posted on the property, all in accordance with the minimum notification requirements.

**ATTACHMENTS:**

- Notification Map
- Aerial
- Zoning Map
- Final Plat
- Site Pictures

NOTIFICATION MAP



**Bison Building  
 Retrofit  
 (LI to GB-1)**

**Case Number:  
 REZ1712-01**

**12/04/2017**

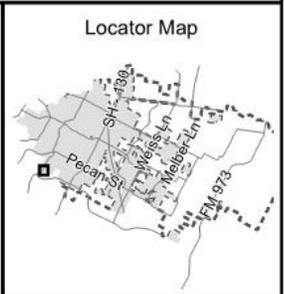
**Legend**

- Rezoning
- Notification Area
- ETJ
- City Limits

0      200      400 Feet

N

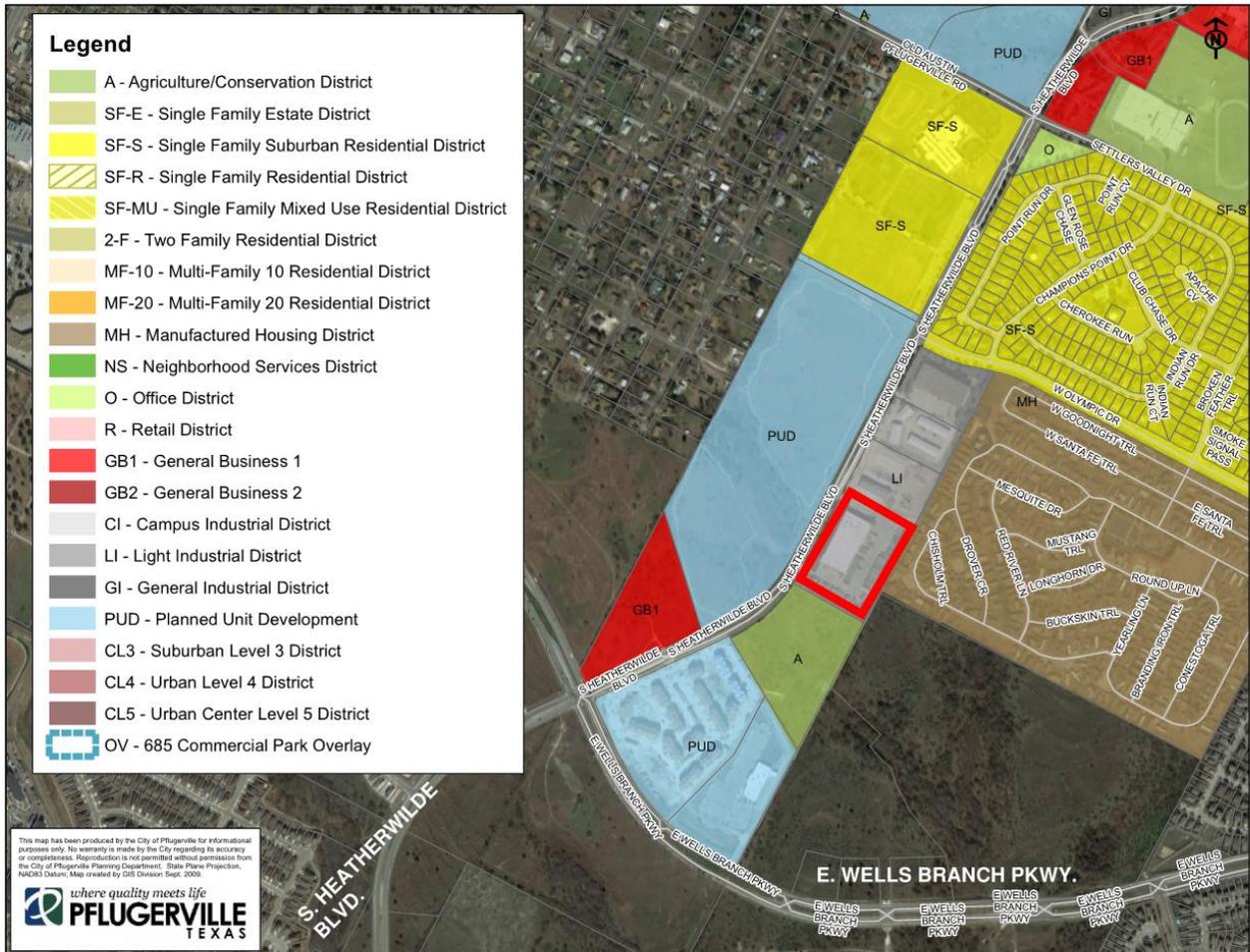
When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.



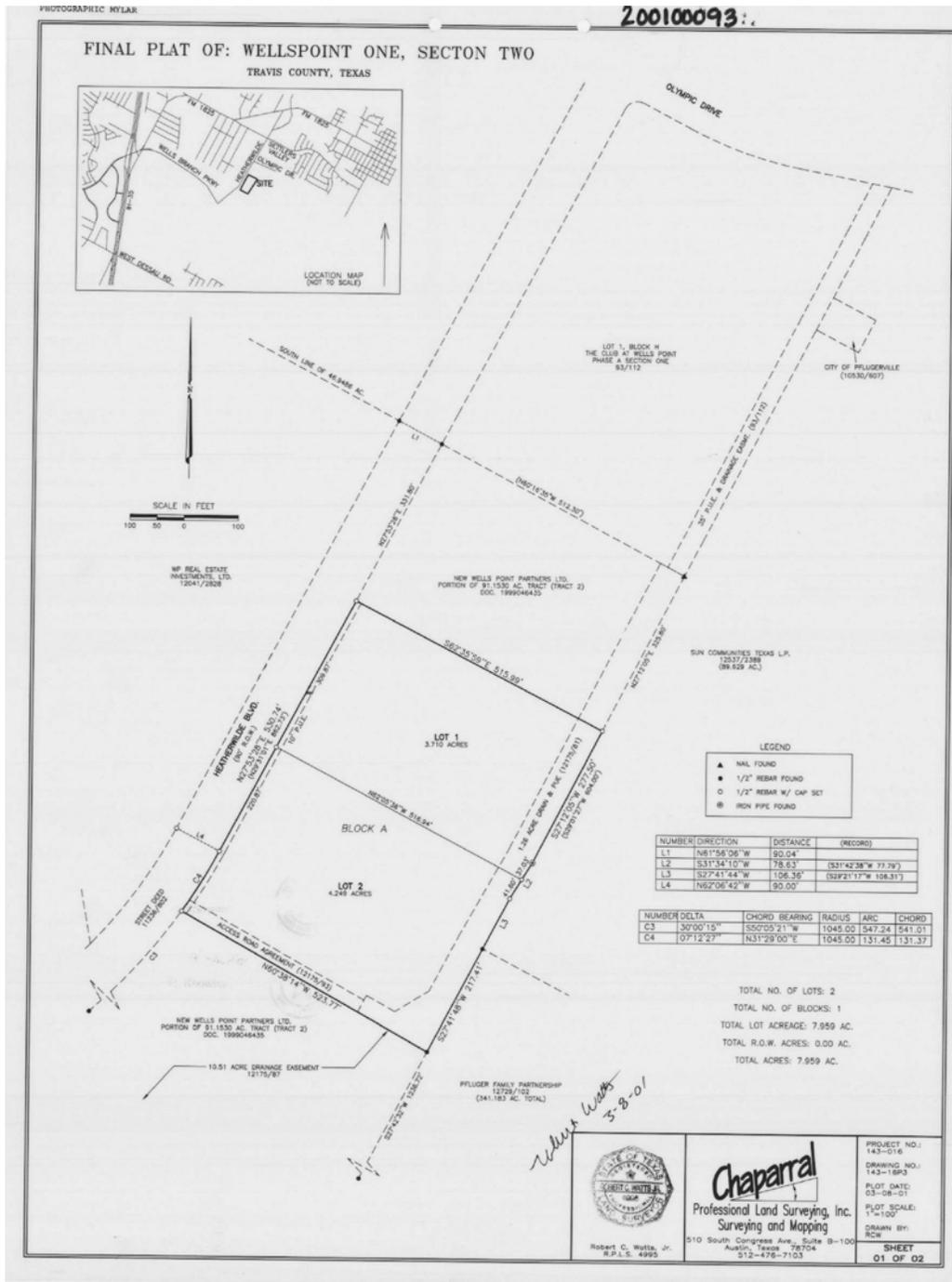
AERIAL



ZONING MAP



FINAL PLAT



SITE IMAGES



The site from South Heatherwilde Boulevard (facing northeast)



The site from South Heatherwilde Boulevard (facing southeast)