

STAFF REPORT

Planning & Zoning:	July 19, 2021	Staff Contact:	Jeremy Frazzell, P&DS Asst. Director
City Council:	July 27, 2021	E-mail:	jeremyf@pflugervilletx.gov
Case No.:	REZ2106-03	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to rezone approximately 43 acres of land located generally northeast of the New Meister Ln and Meister Ln intersection, portions of Meister Ln, and land generally west of Meister Ln, from Urban Level 4 (CL4) district to Campus Industrial (CI) district; all to be known as the Longhorn Rezoning (REZ2106-02).

LOCATION:

The property consists of approximately 43 acres of unimproved agricultural land located between SH 45 and New Meister Ln. Meister Ln bisects the western portion of the property in a general north to south direction, with the remaining land located between Meister Ln and the Mo-Kan right of way.

To the east is the expansive Living Spaces warehouse, Heatherwilde Blvd, and a large office/warehouse development. Land to the west contains additional office/warehouses within the Springbrook Corporate Center. Along the north is SH 45 and to the south is New Meister Lane followed by the Royal Pointe single family neighborhood.



Adjacent	Base Zoning District	Existing Land Use
North	Campus Industrial (CI) and unzoned	Unimproved land and SH 45
South	Single Family Suburban (SF-S)	Single family neighborhood
East	Urban Level 4 (CL4) & Campus Industrial (CI)	Living Spaces and office/warehouse
West	Light Industrial (LI)	Office/warehouse

PROPOSED REQUEST:

The property is currently zoned Urban Level 4 (CL4) district, which allows for a variety of non-residential land uses by right. The current zoning allows for consideration of a variety of employment opportunities through the Specific Use Permit process. The proposed request is to rezone the property to the Campus Industrial (CI) zoning district which will be consistent with adjacent zoning and allow more flexibility for the future development of the property with employment type land uses.

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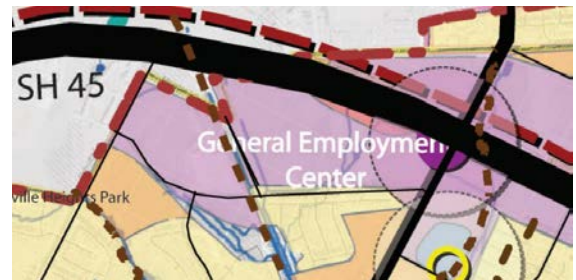
The CI zoning district is envisioned to provide places to work, with the conveniences of services within a centralized area. This district is intended to include land which is used, or intended to be used, as an employment center, including but not limited to, land uses such as light industrial, research and development centers, multi-story offices, business services and limited retail services.

The Campus Industrial (CI) District uses are provided below:

- **Permitted residential uses:** None.
- **Permitted non-residential uses:** Automobile Parking Lot/Garage, Micro-Brewery/Distillery/Winery, Business Services, Call Center, Clinic, College/University/Trade School/Private Boarding School, Convention Center, Data Center, Equipment and Machinery Sales and Rental (minor), Event Center, Food Processing Establishment (minor), Government Facilities, Hospital, Hotel/Hotel Residence, Light Industrial Uses, Office: Administrative/Medical/Professional, Office/Showroom, Office/Warehouse, Park/Playground, Place of Worship, Print Shop Major/Minor, Research and Development Center, Retail Sales and Services, Retail Sales-Single tenant over 50,000 SF, Trade School, Transit Facility (Park & Ride)
- **Conditional uses:** Drive Thru, Utilities, Wireless Telecommunication Facilities (WTFs)
- **Specific Use Permit:** Distribution/Logistics Center, Wireless Telecommunications Facilities (WTF)

COMPREHENSIVE PLAN:

The Comprehensive Plan identifies the area along the north side of New Meister Ln as employment with an employment center directly at the intersection of SH 45 and Heatherwilde Blvd. The proposed request is consistent with the plan and assists in achieving the 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.

STAFF RECOMMENDATION:

The proposed rezoning request will apply zoning that is consistent with the area and will provide for additional employment and service opportunities. Located along the south side of SH 45 and west of Heatherwilde Blvd, the proposed location for the rezoning is consistent with the intent of the zoning district and the Comprehensive Plan. Staff recommends approval of the proposed rezoning to the Campus Industrial (CI) zoning district.

NOTIFICATION:

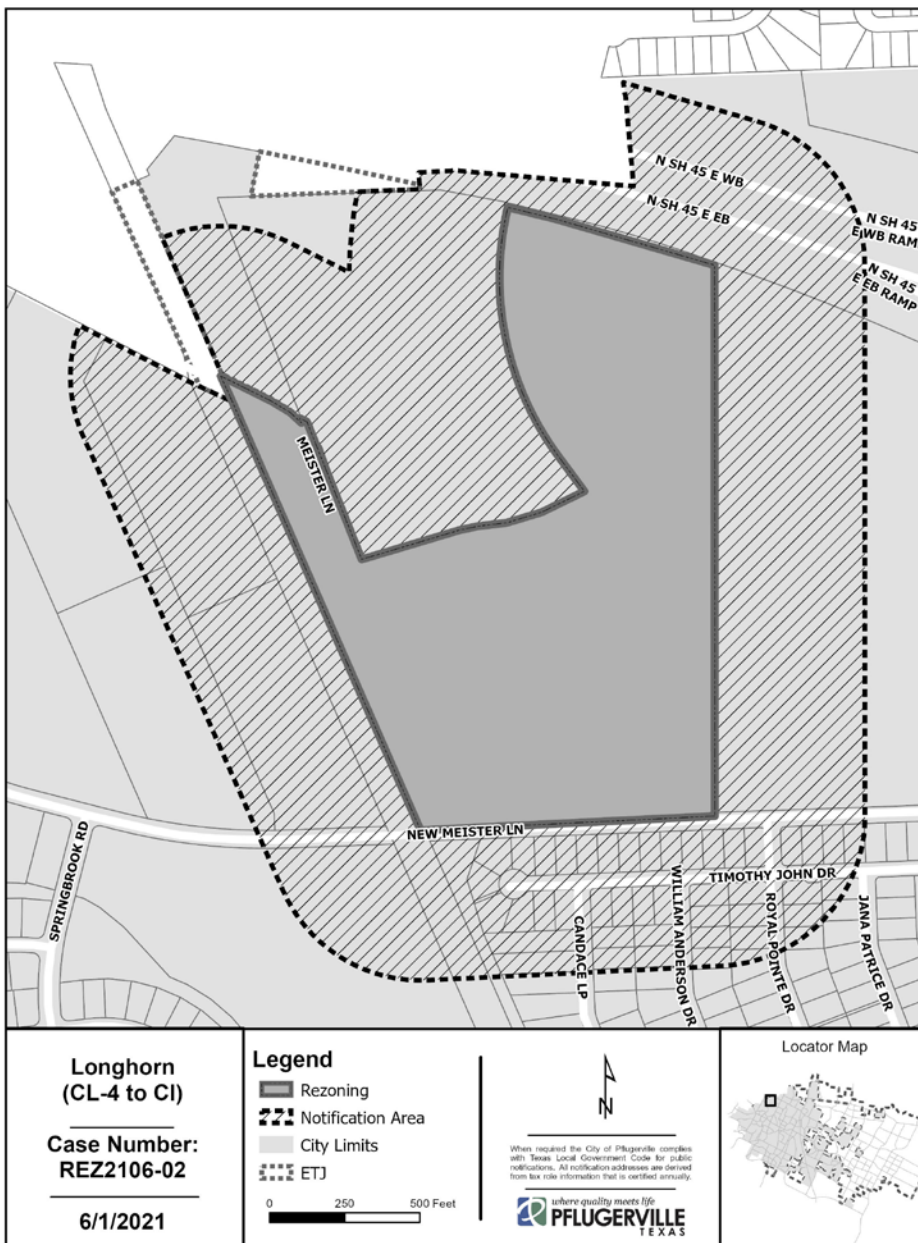
Notification was published, notification letters were mailed to property owners within 500 feet of the property, and signs were posted on the property, all in accordance with state and local requirements. At time of staff report, no inquiries have been received.

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ATTACHMENTS:

- Notification Map
- Zoning Map
- Site Photos
- Applicant Request
- Survey

NOTIFICATION MAP



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ZONING MAP



SITE PHOTOS:



New Meister



Meister - northbound

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APPLICANT REQUEST:



6750 HILLCREST PLAZA DR., STE. 215
DALLAS, TX 75230 (972) 490-7090 FAX (972) 490-7099
TEXAS ENGINEERING FIRM REGISTRATION No. 89
TEXAS SURVEYOR FIRM REGISTRATION No. 10086600

**LETTER of INTENT
LONGHORN PROJECT ZONING
City of Pflugerville
June 18, 2021**

The overall property is bound on the north by Highway 45, on the west by the “Mokan” right-of-way the south by New Meister Lane. The east line abuts the Living Spaces Facility.

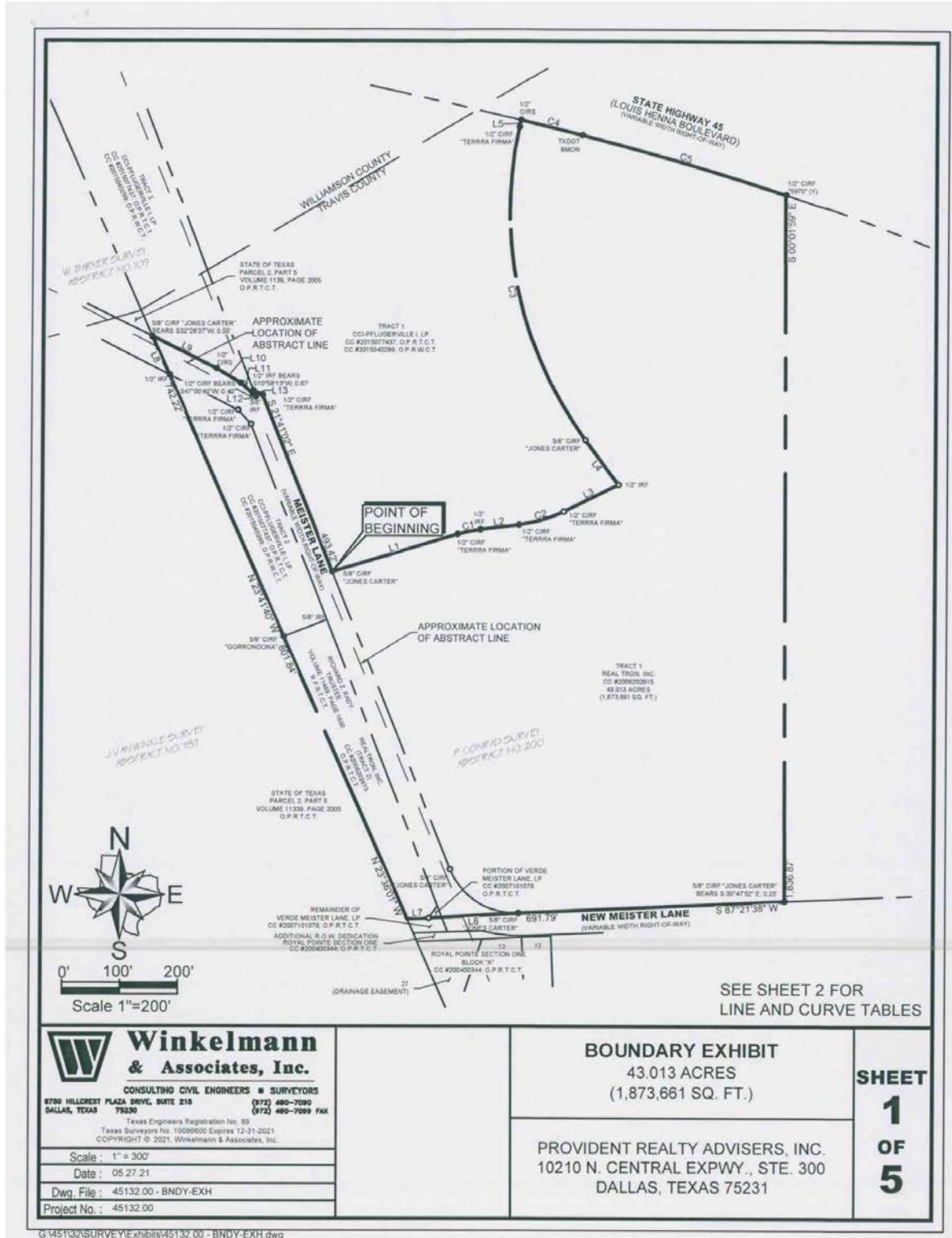
Along the westerly side there are two narrow tracts bracketed by the “Mokan” right-of-way and Meister Lane right-of-way.

The overall property is currently zoned part CI and part CL4.

Our request is to rezone the CL4 areas (including the Meister Lane right-of-way for continuity) to CI for one overall consistent zoning.

The goal is to develop Light Industrial, Distribution, Data Center and Similar Facilities.

SURVEY:



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