

STAFF REPORT

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| Planning & Zoning: | 5/4/2015 | Staff Contact: | Jeremy Frazzell, Senior Planner |
| City Council: | 5/26/2015 | E-mail: | jeremyf@pflugervilletx.gov |
| Case No.: | REZ1503-02 | Phone: | 512-990-6300 |

SUBJECT: To receive public comment and consider an application to rezone two separate tracts consisting of approximately 3.321 acres out of the Seffrin Eislin Survey No. 1, Abstract No. 265, from Agriculture/Conservation (A) to General Business 1 (GB1) district; to be known as Burrell Business Park Rezoning. (REZ1503-02)

LOCATION: The property is located between FM 685 and Old Austin Hutto Rd, generally east of the Applewood Dr. and FM 685 intersection.

SITE ANALYSIS:

The proposed rezoning consists of a 1.0-acre tract of unimproved land, and a 2.330-acre tract containing the Burrell Printing Company, Inc. Existing improvements on the 2.330 acre tract consist of the minor print shop building, a concrete parking area, two driveways at FM 685, and overhead utility lines along the west property line. The eastern extent of the property contains a drainage swale along the Old Austin Hutto Rd extent and a concrete driveway at Old Austin Hutto Rd to serve the print shop. No improvements except the drainage swale are on the 1.0-acre tract. A minor plat is currently under review to establish a reconfiguration of the tracts in order to allow future development of the property.

ZONING and LAND USE:

The subject property was annexed into the City of Pflugerville in 1994 (ORD No. 411-94-12-13) and subsequently zoned to the current Agriculture/Conservation zoning district. Properties to the north and west are zoned General Business 1 with existing commercial development consisting of a car wash, bank, gas station and retail center, respectively. To the south is an existing single family house zoned General Industrial, and to the east is the Bohls Place residential neighborhood zoned Single-Family Suburban.

COMPREHENSIVE PLAN:

The Comprehensive Land Use Plan currently identifies the area as Low to Medium density residential with mixed use centers in close proximity. The proposed rezoning maintains the mixed use regional and neighborhood center concept provided in the Comprehensive Plan.

STAFF RECOMMENDATION:

Properties located between Old Austin Hutto Rd and FM 685 are generally commercial land uses zoned General Business 1 and General Business 2. The proposed rezoning request will allow the minor print shop to have a conforming zoning applied to it, while also providing zoning to the undeveloped tracts to allow for future subdivision and commercial development. The request is generally consistent with the Comprehensive Plan and Staff recommends approval of the proposed request.

AGENDA REPORT

NOTIFICATION:

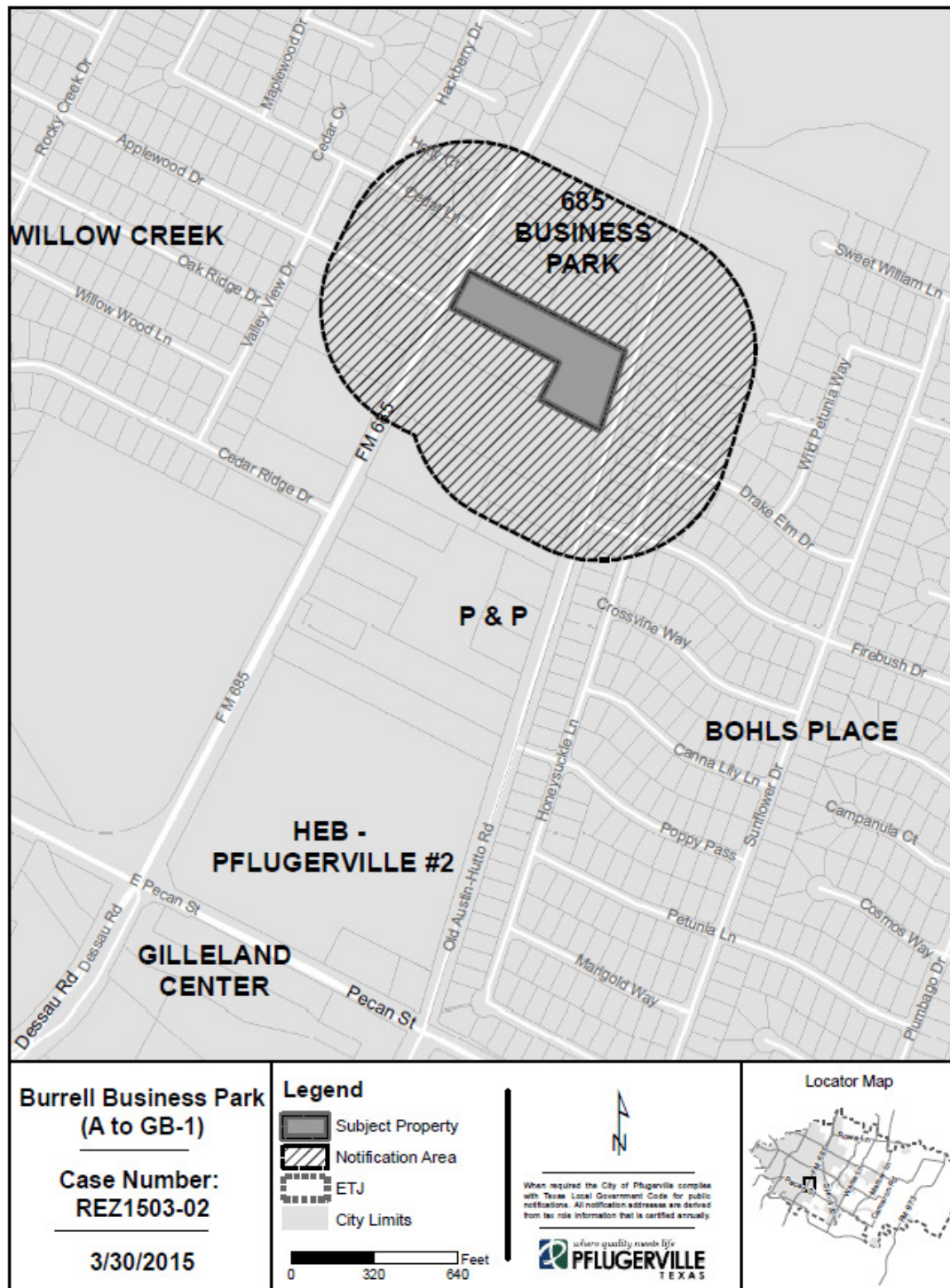
Newspaper Notification was published, notification letters were mailed to property owners within 500 feet, and signs were posted on the property. No inquiries were received regarding the proposed request at the time of this report.

ATTACHMENTS:

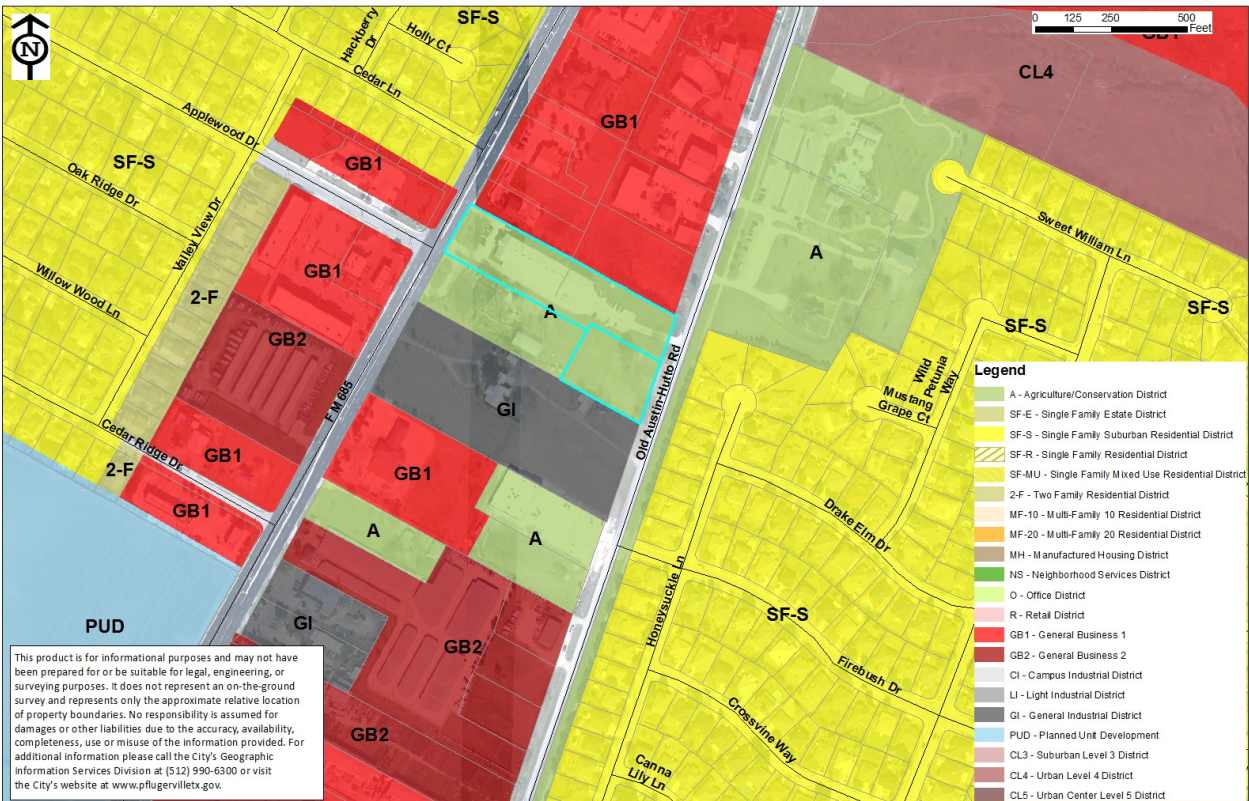
- Notification Map
- Zoning Map
- Subject Site Photos
- Applicant Request

AGENDA REPORT

NOTIFICATION MAP



ZONING MAP

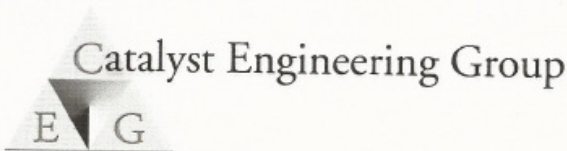


AGENDA REPORT

SITE PHOTOS:



APPLICANT REQUEST:



March 30, 2015

Honorable Mayor Coleman
City of Pflugerville
201-B East Pecan Street
P.O. Box 589
Pflugerville, Texas 78691

Ref: Burrell Business Park – Zoning Request Letter for 3.321 acres.

Dear Mayor Coleman,

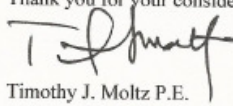
We respectfully request City Council approval for the rezoning of 3.321 acres of property to be known as the Burrell Business Park, from A (Agricultural/Conservation) to GB-1 (General Business 1) as requested in the attached documents. This property is located east of FM 685 and west of Old Hutto Road and currently has the existing Burrell Printing Company located on a large percentage of the property.

There are actually two tracts of land being submitted for rezoning, one tract that has the Burrell Printing Company located on it and a smaller tract of land along Old Hutto Road to the south of the first tract. Both properties are owned by Burrell Printing Company, and are being submitted for rezoning at the same time and a plat of the two properties has been submitted under separate cover for review that will reapportion the property into a slightly different configuration.


Due to the current zoning (A), the printing company is currently a non-conforming use and our Client is considering building office suites on the property facing Old Hutto Road, hence the reason for rezoning to (GB-1). We have met with City staff and upon their recommendation are requesting this zoning as shown.

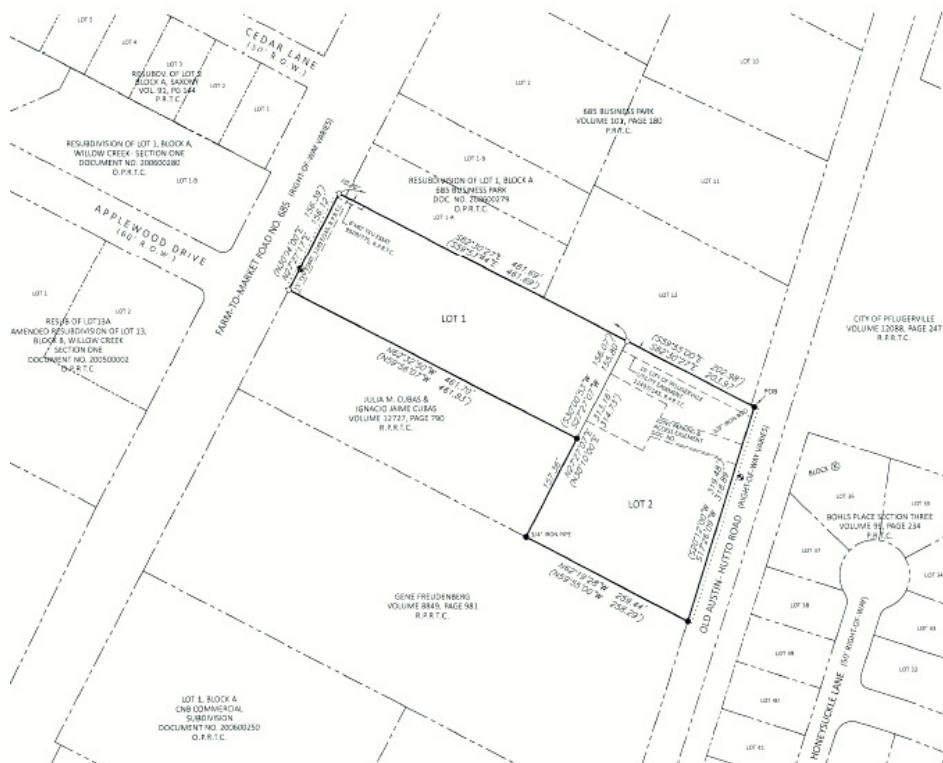
We would appreciate City Council and your support for this rezoning request.

Thank you for your consideration.


Timothy J. Moltz P.E.
Senior Project Manager



112 Pecan Street West, Pflugerville, Texas 78660
Office: (512) 944-6077 Mobile: (512) 657-2210
Email: tim@catalystengineeringgroup.com 



THENCE, S 62°30'27" E, A DISTANCE OF 208.97 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.321 ACRES OF LAND, MORE OR LESS.

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Bolin Steger Homes LLC
3.321 Acre Tract
01/07/2015

Travis County, Texas
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METES AND BOUNDS DESCRIPTION

OF A 3.321 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SEFRIN EISLIN SURVEY NO. 1, ABSTRACT NO. 265 SITUATED IN TRAVIS COUNTY, TEXAS, BEING THE 1.653 ACRE TRACT DESCRIBED IN THE DEED TO BURRELL PRINTING COMPANY, INC., RECORDED IN VOLUME 10323, PAGE 399 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND THE 1.668 ACRE TRACT DESCRIBED IN THE DEED TO BURRELL PRINTING COMPANY, INC., RECORDED IN VOLUME 11129, PAGE 475 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND IN THE WESTERLY RIGHT-OF-WAY OF OLD AUSTIN-HUTTO ROAD (RIGHT-OF-WAY VARIES) FOR THE NORTHEAST CORNER OF SAID 1.668 ACRE BURRELL PRINTING COMPANY, INC. TRACT AND NORTHEAST CORNER HEREOF;

THENCE, S 17°26'09" W, ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 318.89 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED IN THE DEED TO GENE FREUDENBERG, RECORDED IN VOLUME 8849, PAGE 981 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, THE SOUTHEAST CORNER OF SAID 1.668 ACRE BURRELL PRINTING COMPANY, INC. TRACT, AND SOUTHEAST CORNER HEREOF;

THENCE, N 62°19'28" W, DEPARTING SAID WESTERLY RIGHT-OF-WAY ALONG THE NORTH LINE OF SAID FREUDENBERG TRACT, A DISTANCE OF 259.44 FEET TO A 3/4 INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID 1.668 ACRE BURRELL PRINTING COMPANY, INC. TRACT, ALSO BEING THE SOUTHEAST CORNER OF THE TRACT DESCRIBED IN THE DEED TO JULIA M. CUBAS AND IGNACIO JAIME CUBAS, RECORDED IN VOLUME 12727, PAGE 790 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE, N 27°27'07" E, A DISTANCE OF 157.36 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 1.653 ACRE BURRELL PRINTING COMPANY, INC. TRACT, ALSO BEING THE NORTHEAST CORNER OF SAID CUBAS TRACT, AND A RE-ENTRANT CORNER HEREOF;

THENCE, N 62°32'50" W, ALONG THE SOUTH LINE OF SAID 1.653 ACRE BURRELL PRINTING COMPANY, INC. TRACT, A DISTANCE OF 461.70 FEET TO A 1/2 INCH IRON ROD SET IN THE EASTERLY RIGHT-OF-WAY OF FARM-TO-MARKET ROAD NO. 685 (RIGHT-OF-WAY VARIES) FOR THE SOUTHWEST CORNER HEREOF;

THENCE, N 27°27'17" E, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 156.12 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF SAID 1.653 ACRE BURRELL PRINTING COMPANY, INC. TRACT AND NORTHWEST CORNER HEREOF;

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Bolin Steger Homes LLC
3.321 Acre Tract
01/07/2015

Travis County, Texas
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THENCE, S 62°30'27" E, ALONG THE NORTH LINE OF SAID 1.653 ACRE BURRELL PRINTING COMPANY, INC. TRACT, AT 10.20 FEET PASSING THE SOUTHWEST CORNER OF LOT 1-A, RESUBDIVISION OF LOT 1, BLOCK A, 685 BUSINESS PARK, RECORDED IN DOCUMENT NO. 200600279 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND CONTINUE IN ALL, A DISTANCE OF 461.69 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 1.653 ACRE BURRELL PRINTING COMPANY, INC. TRACT, AND NORTHWEST CORNER OF SAID 1.668 ACRE BURRELL PRINTING COMPANY, INC. TRACT;

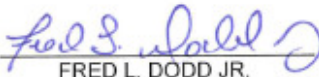
THENCE, S 62°30'27" E, A DISTANCE OF 203.97 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 3.321 ACRES OF LAND, MORE OR LESS.

BEARING BASIS OF THE SURVEY DESCRIBED HEREIN IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE, WITH A COMBINED SCALE FACTOR OF 0.999895284 AND CONVERGENCE ANGLE OF 01°24'11.24873".

I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

DATE: 03-30-2015
DODD SURVEYING & MAPPING
PROFESSIONAL SURVEYORS
112 PECAN STREET WEST
PFLUGERVILLE, TEXAS 78660




FRED L. DODD JR.
R.P.L.S. NO. 6392
STATE OF TEXAS