

<b>Planning &amp; Zoning:</b>	12/4/2017	<b>Staff Contact:</b>	Jeremy Frazzell, Asst. Planning Dir.
<b>City Council:</b>	1/9/2018	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.:</b>	REZ1710-02	<b>Phone:</b>	512-990-6300

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**SUBJECT:** To receive public comment and consider an application to rezone approximately 5.02 acres out of the Sefrin Eislin Survey No. 1, Abstract No. 265, locally addressed as 701 FM 685, from General Industrial (GI) to General Business 1 (GB1) district; to be known as North Forest Office Space Rezoning. (REZ1710-02)

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**LOCATION:**

The proposed rezoning consists of land located along the east side of FM 685, generally southeast of the Applewood and FM 685 intersection, north of Pecan Street. The property also has frontage along Old Austin Hutto Rd, and is generally northwest of the Firebush Dr and Old Austin Hutto Rd intersection.



**REQUEST:**

On behalf of the owner, the applicant has proposed to rezone two tracts consisting of a total of 5.02-acres from the General Industrial (GI) district to the General Business 1 (GB1) district. The proposed rezoning is intended to allow the property to be sold and redeveloped from a single-family residence to an office park type of commercial development intended to provide professional and neighborhood services to the community.

**BACKGROUND:**

The property consists of a 1.610 acre tract and a 3.410 acre tract which have been owned in common since 1971 to create the 5.02 acre total. The property has been used as a single-family residence since time of annexation in 1994 through Ordinance No. 411-94-12-13. At time of annexation, the property was zoned to the Agricultural/Open Space (AO) zoning district. In 1996, the property was rezoned from Agriculture (AO) district to the General Industrial (GI) district for a potential sale, and has remained zoned General Industrial (GI) district to date.

**SURROUNDING LAND USES and ZONING:**

Adjacent	Base Zoning District	Existing Land Use
North	Agriculture/Conservation (A)	Daycare Facility
South	General Business 1 (GB1) and Agriculture/Conservation (A)	Financial Institution and Government Facility (office)
East	Single Family Suburban (SF-S)	Single Family neighborhood
West	General Business 1 (GB1)	Gas Station and Retail Sales and Service

Per the current 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.*

*The General Industrial (GI) district is intended to include land which is used, or intended to be used, for the development and protection of, manufacturing, and related undertakings which generate a large volume of traffic, can involve multi-shift employment, involve heavy equipment, and/or generate noise, dust, or light which is not compatible with the other uses in this chapter, and might require large parcels of land. This district should be located away from residential uses and areas that are suitable for retail commercial use. They should be relatively large areas to encourage the clustering of similar uses and avoid the proliferation of GI districts in the City. The district should have adequate access to arterial streets, but not direct frontage on arterial streets or SH 130 or SH 45.*

**COMPREHENSIVE PLAN:**

The Comprehensive Land Use Plan currently identifies the area as Mixed Use with a Community Center provided near the intersection of E. Pecan and FM 685. The mixed use component is identified in the Comprehensive Plan as an area intended to provide a built environment that facilitates the ability to live, work, and play in one area. Community Centers are intended to provide a mix of uses in areas between multiple neighborhoods and can include large anchor retail as well as specialized retail. In this case, the large anchor is the HEB grocery store with specialty retail and service uses within close proximity, providing services to the surrounding neighborhoods and community.



**STAFF RECOMMENDATION:**

The proposed zoning will reduce the intensity of the existing zoning for purposes of developing the property into a commercial office type environment. While the current zoning district does allow for a variety of land uses including office, other neighborhood type of land uses desired by the applicant are not permitted in the current GI zoning district. The existing zoning was approved in 1996 when the GI district allowed for a wide variety of commercial uses ranging from less intense neighborhood type land uses to more intense manufacturing land uses. Over time with amendments to the development code, the GI district has become the most intense industrial district in the city and is recommended in the Unified Development Code to be located away from residential uses and areas that are suitable for retail commercial use. The proposed

request to the GB1 district is generally in conformance with the Preferred Land Use Vision Plan and is more compatible with the surrounding properties and existing uses than the current GI district. Staff recommends approval of the proposed request to the GB1 zoning district.

**PLANNING AND ZONING COMMISSION RECOMMENDATION:**

On December 4, 2017 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 4-0.

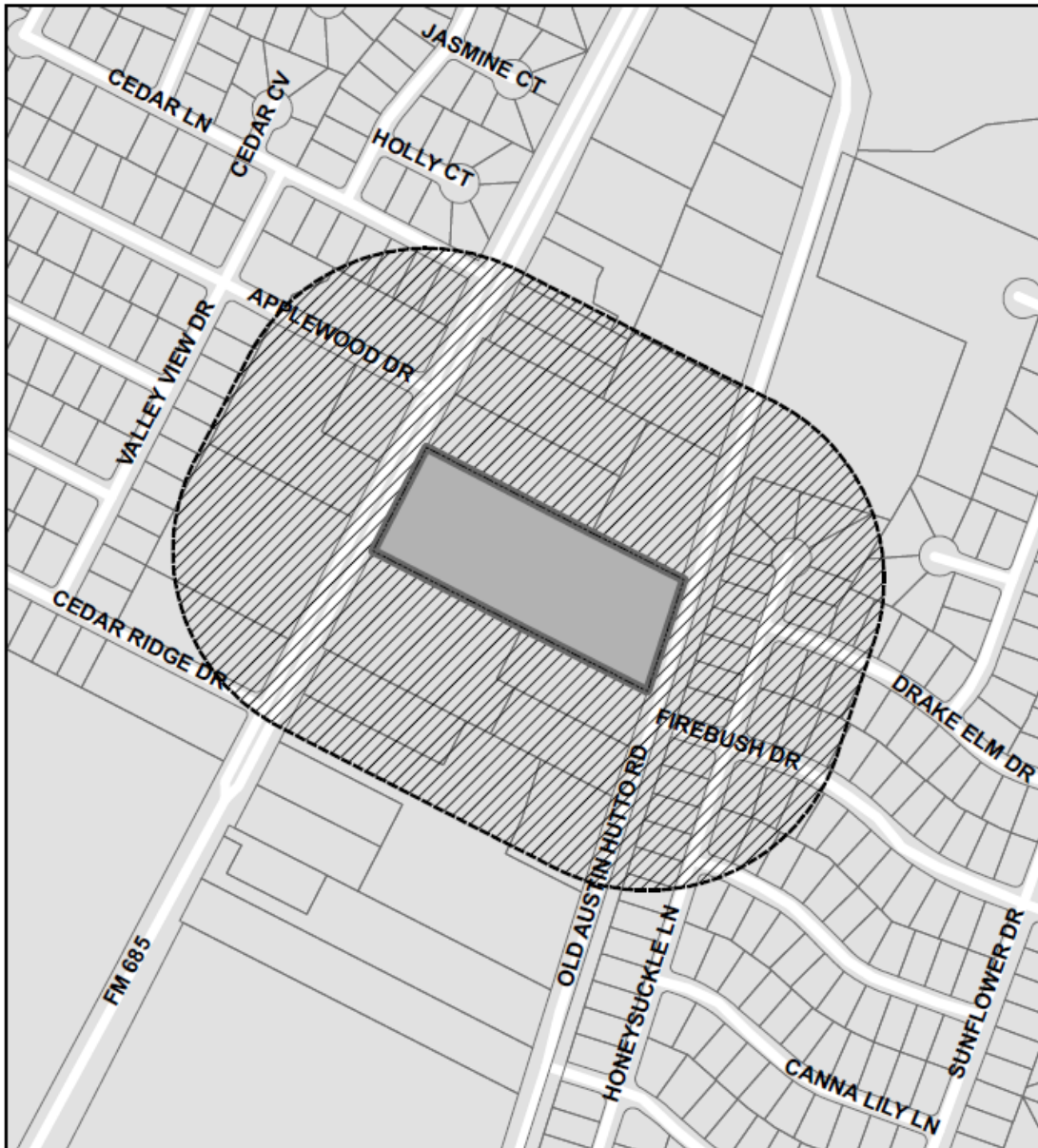
**NOTIFICATION:**







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

**ATTACHMENTS:**

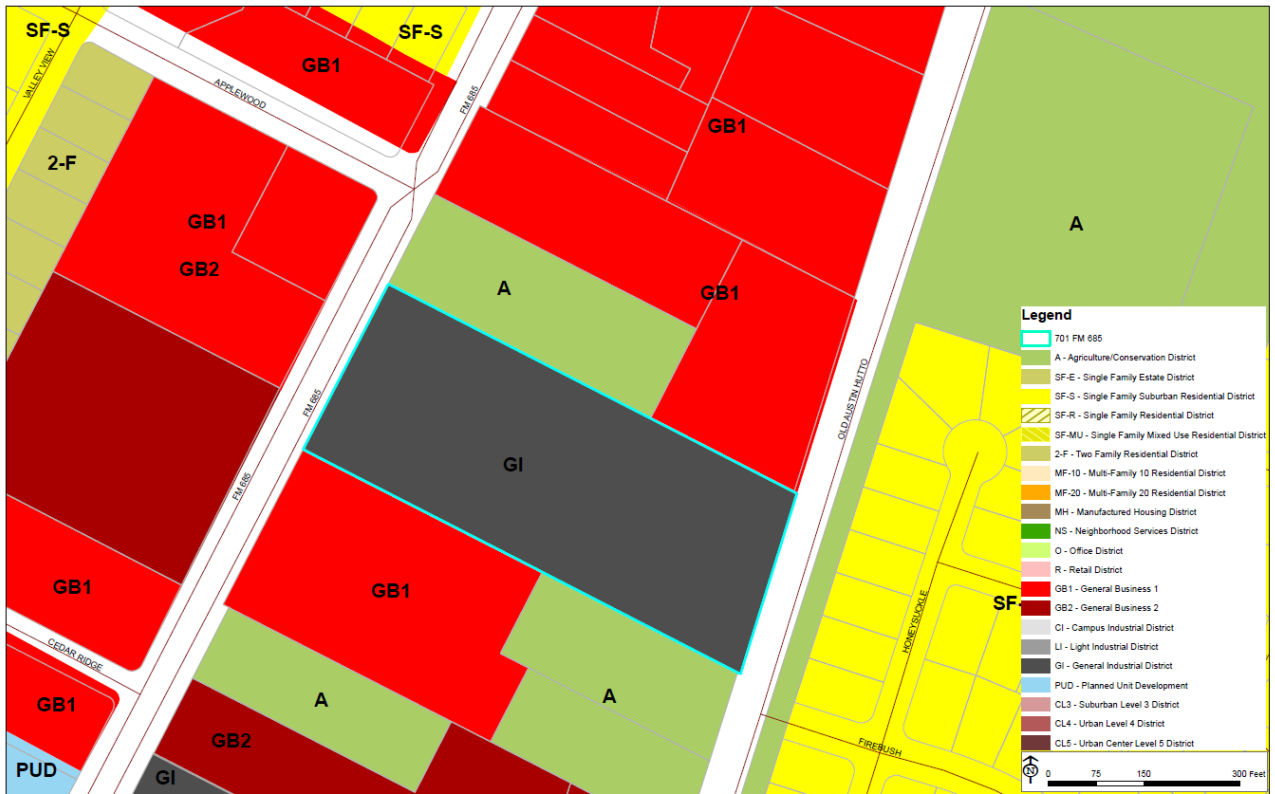
- Notification Map
- Zoning Map
- Site Photos
- Applicant Request
- Survey

**NOTIFICATION MAP**



<p><b>North Forest Office Space (GI to GB-1)</b></p> <p><b>Case Number: REZ1710-02</b></p> <p><b>10/16/2017</b></p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Rezoning</li> <li> Notification Area</li> <li> ETJ</li> <li> City Limits</li> </ul> <p>0 250 500 Feet</p>	<p style="text-align: center;">N</p> <p><small>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.</small></p> <p style="text-align: center;"></p>	<p style="text-align: center;">Locator Map</p> 
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**ZONING MAP**



**SITE PHOTOS:**



**West Property Line, along FM 685**



**East Property Line, along Old Austin Hutto Road**

**APPLICANT REQUEST:**



PROFESSIONAL • MEDICAL • DENTAL

Adam Burke  
North Forest Office Space  
305 N. Heatherwilde Blvd., Suite 250  
Pflugerville, TX 78660  
September 26, 2017

City of Pflugerville  
Attn: Planning and Zoning Commission  
201-B East Pecan St.  
Pflugerville, TX 78691

Dear City of Pflugerville Planning and Zoning Commission:

Thank you for your consideration to rezone the property located at 701 FM 685. The property is currently zoned GI (General Industrial). Our intent is to construct 5 - 7 single story office buildings (ranging from 5,208 S.F. to 10,118 S.F.). Tenant offices may include dentists, orthodontists, administrative offices, and a general daycare facility. Our hope is that we can rezone the property to GB-1 (General Business) to accommodate the proposed development.

North Forest Office Space is a commercial developer that specializes in single story professional and medical office space. North Forest has been in business for over 30 years building the same type of office space since our inception. We are confident that we will have a successful project that would complement and encourage quality development occurring along FM 685.

We appreciate your consideration and look forward to working with the City of Pflugerville; we are excited to start on this project.

Sincerely,

Adam Burke, P.E.

<b>AUSTIN OFFICE</b> Tel: (512) 515-1553 Fax: (512) 515-1554 Austin@northforest.com	<b>BUFFALO OFFICE</b> Tel: (716) 628-9784 Fax: (716) 628-9799 Buffalo@northforest.com	<b>DALLAS OFFICE</b> Tel: (972) 853-7770 Fax: (972) 484-1141 Dallas@northforest.com	<b>DENVER OFFICE</b> Tel: (303) 862-0367 Fax: (303) 862-0212 Denver@northforest.com	<b>ROCHESTER OFFICE</b> Tel: (585) 248-0690 Fax: (585) 248-2830 Rochester@northforest.com
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**SURVEY:**

