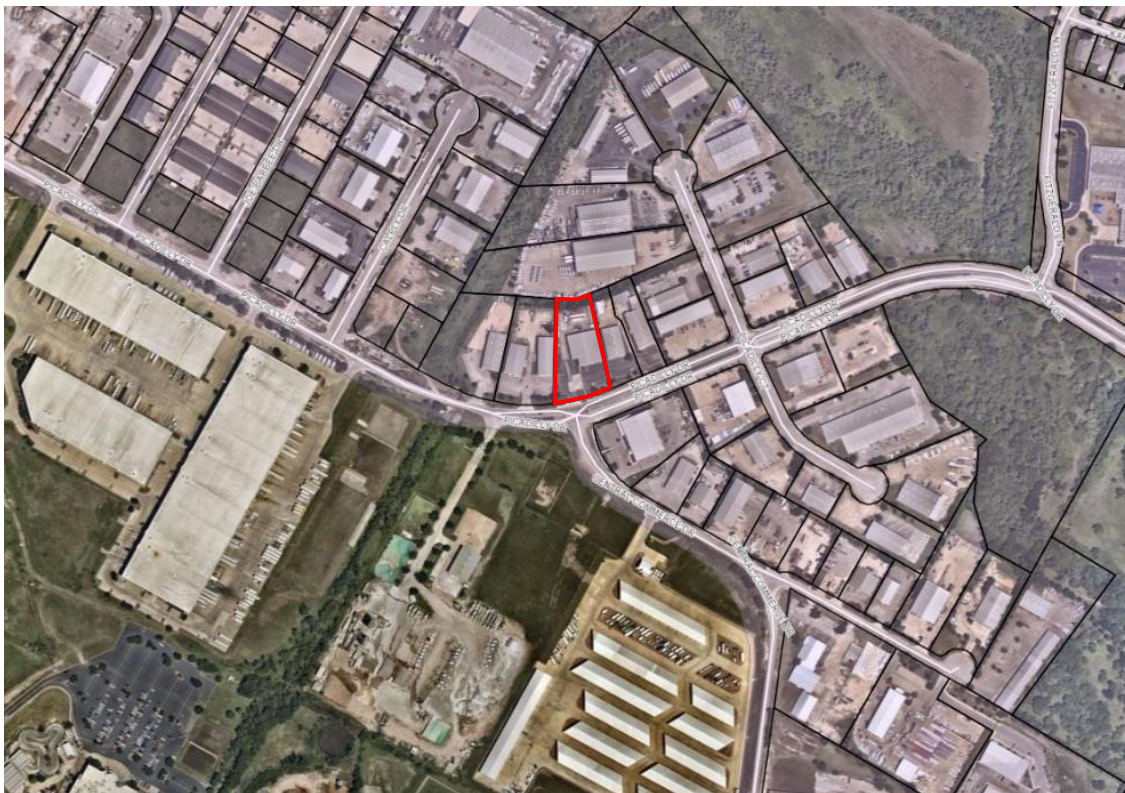


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Planning & Zoning:	08/07/2023	Staff Contact:	Samantha Fleischman, Planner I
City Council:	8/22/2023	E-mail:	samanthaf@pflugervilletx.gov
Case No.:	ORD-0740	Phone:	512-990-6323

SUBJECT: To receive public comment and consider an application to rezone an approximately 1.21-acre tract of land known as Lot 2, Block A of the Springbrook II Business Park, Travis County, Texas from Light Industrial (LI) to General Business 2 (GB2); to be known as the 1950 Picadilly Drive Rezoning (2023-6-REZ).

LOCATION: The subject property is located north of the intersection of Picadilly Drive and Central Commerce Drive, more specifically known as 1950 Picadilly Lane.



Location Map

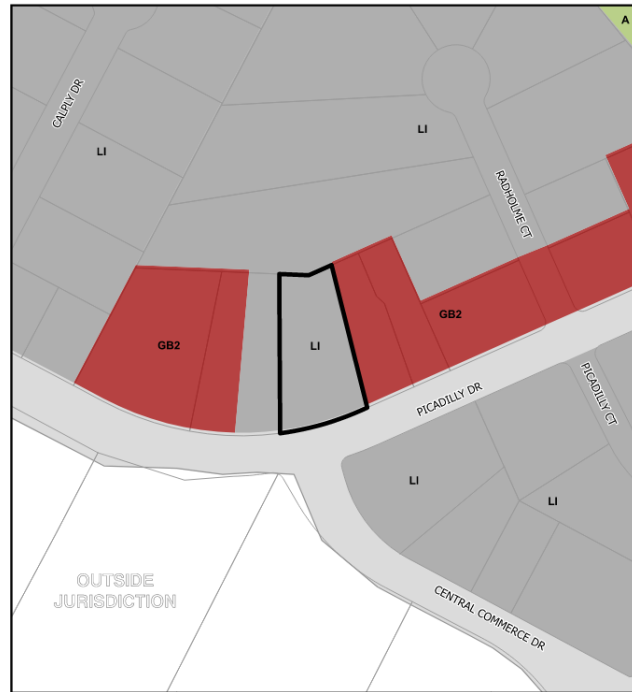
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BACKGROUND/REQUEST: The subject property is an approximately 1.21-acre tract of land. The property was originally platted in 2004 and was replatted with the current lot configuration in 2005. The property was annexed into the city in 2006 and subsequently zoned Agriculture/Development Reserve (A).

This tract of land was rezoned to the General Business 1 (GB1) district in 2007. It was part of an overall zoning request for this phase of Springbrook Industrial, which included General Business 1, General Business 2, and Light Industrial Districts.

In 2010, 1950 Picadilly Drive was rezoned to the Light Industrial (LI) district. The property is developed and has existing structures on the site.

The applicant requested to rezone the subject property from the LI district to the General Business 2 (GB2) district.



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	Light Industrial	Commercial vehicle interior store	manufacturing, storage, and distribution businesses/operations, assembly, and processing
East	General business 2 (GB2)	Truck accessories store and trophy shop	manufacturing, storage, and distribution businesses/operations, assembly, and processing
South	ETJ and Light Industrial	Office/ware house	manufacturing, storage, and distribution businesses/operations, assembly, and processing and ETJ

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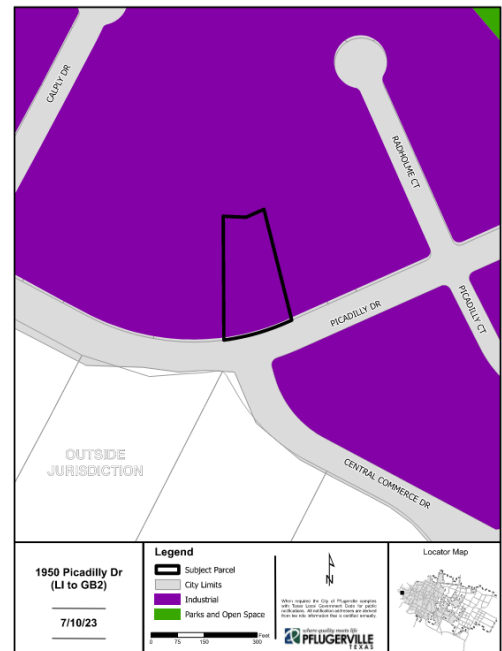
West	Light Industrial, General Business 2 (GB2)	Office/ware house	manufacturing, storage, and distribution businesses/operations, assembly, and processing
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ZONING HISTORY: The property was annexed in 2006 by Ord. No. 854-06-12-12 and subsequently zoned to Agriculture/Development Reserve (A) with the annexation, which serves as the city’s reserve zoning district upon annexation by Ordinance No. 547-99-06-08. This property was rezoned to General Business 1 (GB1) in 2007 through Ordinance No. 914-07-10-09 and was again rezoned to Light Industrial in 2010 through Ordinance No. 1047-10-08-10.

PROPOSED DISTRICT: The applicant is proposing to rezone the property from the Light Industrial (LI) district to General Business 2 (GB2) district. The General Business 2 district is intended to provide a convenient location for small scale service and commercial related establishments, such as wholesale products, contractor shops, mini storage, major automotive repair, and similar more intense commercial uses. The uses allowed in this district should be located on a collector or higher classification thoroughfare.

COMPREHENSIVE PLAN: The Future Land Use Map (FLUM) in the Aspire Pflugerville 2040 Comprehensive Plan, adopted in 2022, identifies this area for various types of industrial use, including distribution businesses and operations, assembly, and processing. The comprehensive plan describes the proposed future land use as Industrial and provides the following description:

The Industrial future land use category applies to areas that are devoted to manufacturing, storage, and distribution businesses/operations, assembly, and processing. Industrial development includes more intense industrial uses and may involve outdoor storage or activities involving toxic or biological material or elements that may cause a nuisance to surrounding areas. Industrial areas should be located along arterial thoroughfares, in proximity to freeways, rail lines and areas with access to airports and other transportation outlets. These areas should be screened and buffered from residential uses using a major roadway, commercial/retail/office use, or floodplain/natural area.



Western Gilleland District

The Aspire Pflugerville 2040 Comprehensive Plan identifies the subject property to be in the Western Gilleland District. This district is characterized as having established residential neighborhoods as well as older industrial areas, with several key roadway connections. Aspirational actions for this neighborhood include promoting this district as a target area for potential local business startup

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opportunities given some of the older commercial and industrial spaces available presumably with lower cost-of-entry.

Transportation, Wastewater, and Water Master Plans:

In addition to the 2040 plan, the City's adopted Transportation, Wastewater, and Water Master Plans all serve as an 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. In those documents, land use assumptions are made for parcels throughout the city, similar to the Future Land Use Map that was adopted with the 2040 Plan. 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, both Picadilly Drive and Central Commerce are classified as major collectors. Per the Master Transportation Plan, major collectors are described as balancing mobility and access, with access to local and neighborhood businesses and to connect commercial districts to the arterial system. The level of service noted the Master Transportation Plan identifies that the Picadilly Drive and Central Commerce sufficiently serve the area and the major collector classification provides adequate accessibility for commercial uses in this location.



STAFF RECOMMENDATION:

Staff finds that the request to rezone the subject property to the General Business 2 (GB2) district fits within the Industrial future land use guidelines of the Aspire Pflugerville 2040 Comprehensive Plan. The General Business 2 district allows for more intense commercial uses such as wholesale products and contractor shops.

The subject property is located north of the intersection of Picadilly Drive and Central Commerce Drive. Both roads are classified as major arterials which are intended to create access to businesses and commercial districts. The General Business 2 district is an appropriate zoning designation for this property as it fronts onto arterial roads and is the least intense zoning district within the industrial classification.

The Industrial future land use category designates this area to be ideal for uses such as manufacturing, storage, distribution businesses and operations, assembly, and processing. These types of businesses, as identified in the Aspire Pflugerville 2040 Comprehensive Plan, align with the uses that are designated for the General Business 2 zoning district. Additionally, the area designated as industrial future land uses are screened from residential neighborhoods by floodplain and natural area.

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Additionally, staff finds that the proposed rezoning is compatible with adjacent uses. The majority of lots fronting on the northern boundary of Picadilly Drive are currently zoned General Business 2 (GB2) and the site design is compatible with neighboring structures along the frontage.

Finally, staff finds that the requested rezoning supports the following Land Use Goal of the Aspire Pflugerville 2040 Comprehensive Plan:

Goal 8: Create a land development ecosystem supportive of diverse employment opportunities ranging from small start-ups to Fortune 500 corporations to increase the number of residents that work in Pflugerville and elevate the community's image.

The proposed zoning district, General Business 2, supports this goal through allowing a greater variety of land uses that are complementary to the surrounding area. The General Business 2 district allows for a range of business types that range from retail to light industrial, while having compatible zoning allows for businesses to have a presence in Pflugerville.

For these reasons, staff is recommending approval of the rezoning request to General Business 2 (GB2) for the 1.21-acre site.

NOTIFICATION:

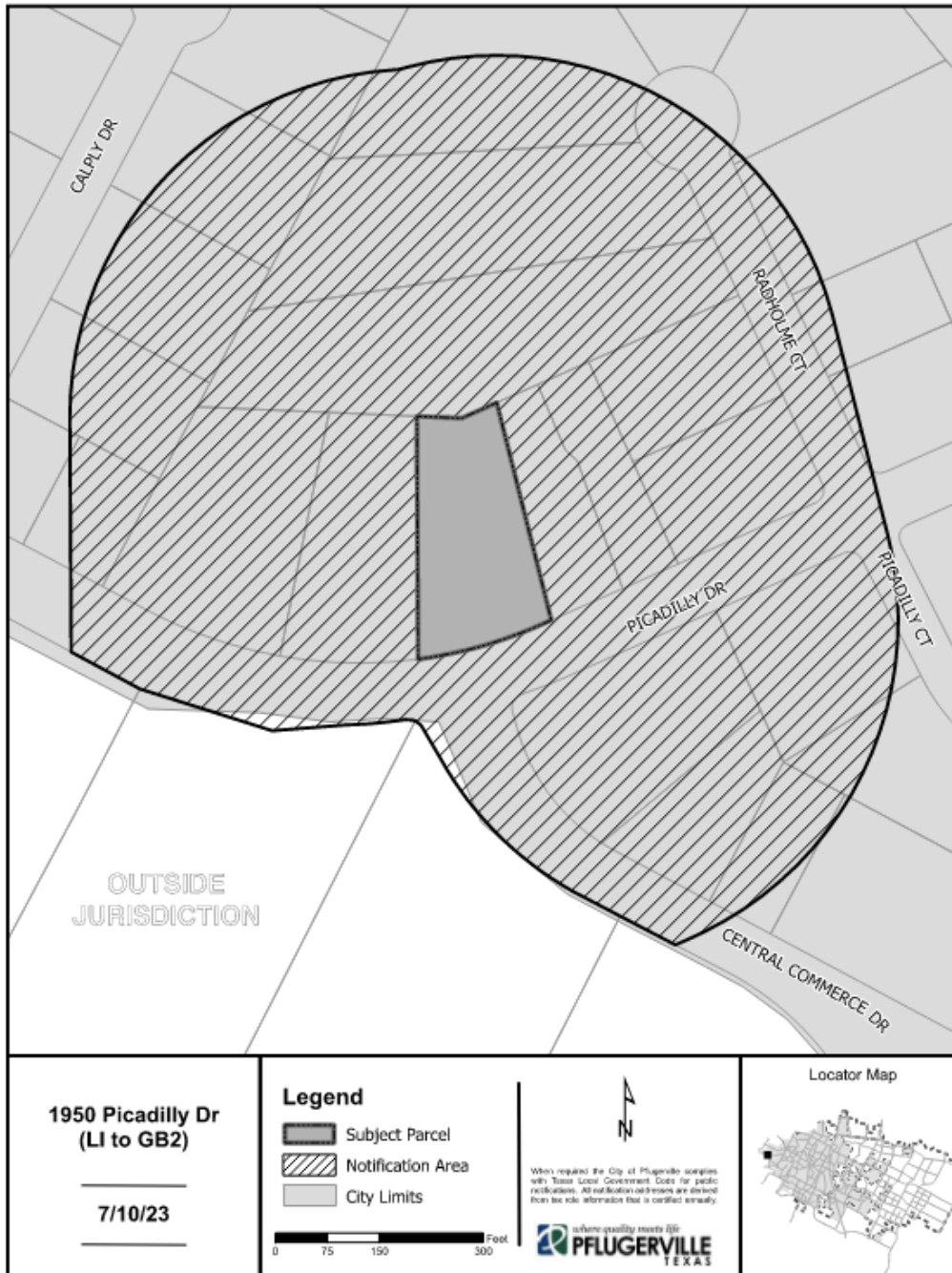
Notification was published in the Pflag, notification letters were mailed to property owners within 500 feet of the property, and one (1) sign was posted on the property. At time of staff report, no inquiries were received.

ATTACHMENTS:

1. Staff Report
2. Notification Map
3. Zoning Map
4. Future Land Use Map (FLUM)
5. General Business 2 Development Chart
6. Ordinance
7. Western Gilleland Neighborhood District
8. Industrial Classification

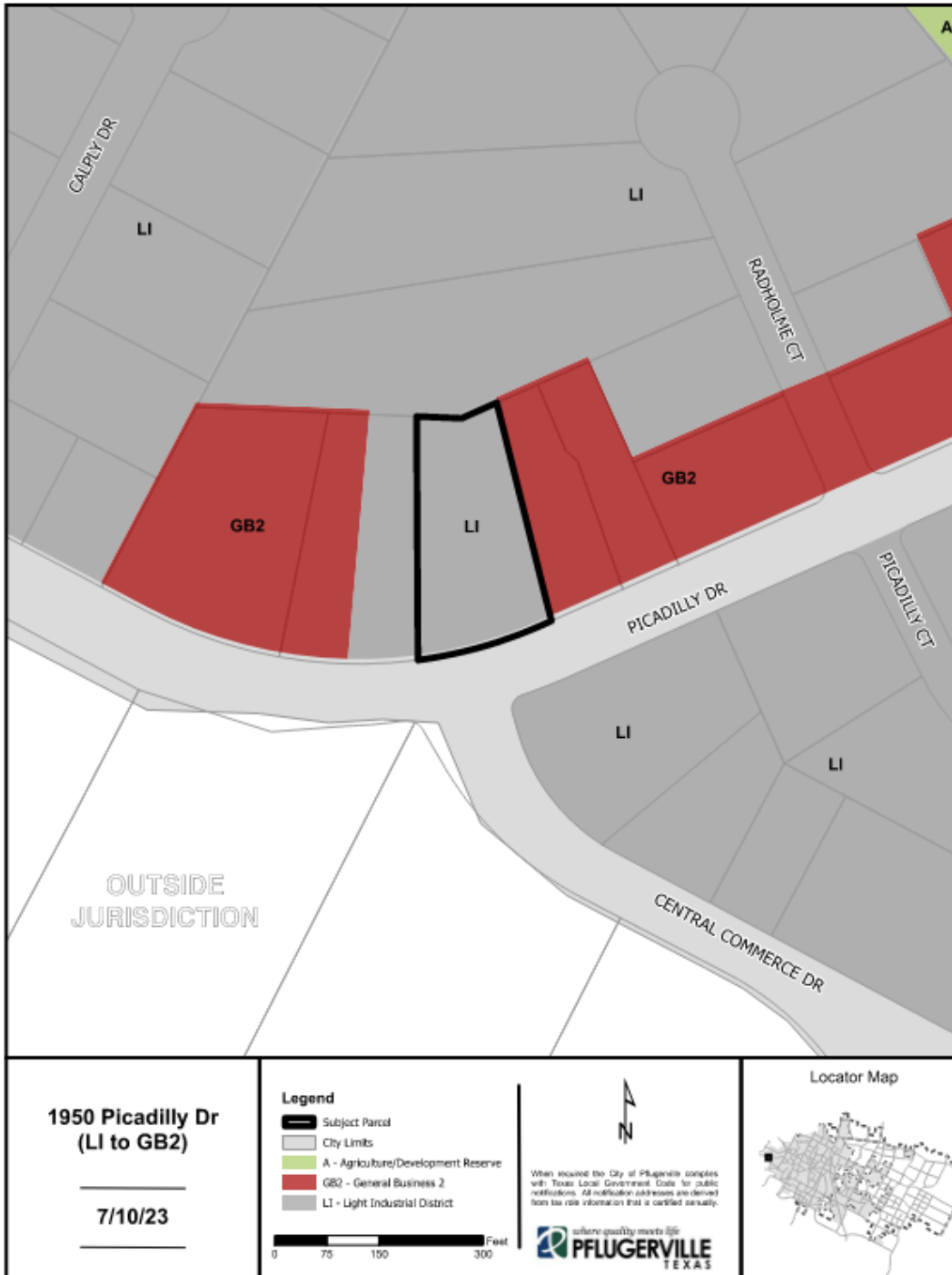
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NOTIFICATION MAP:



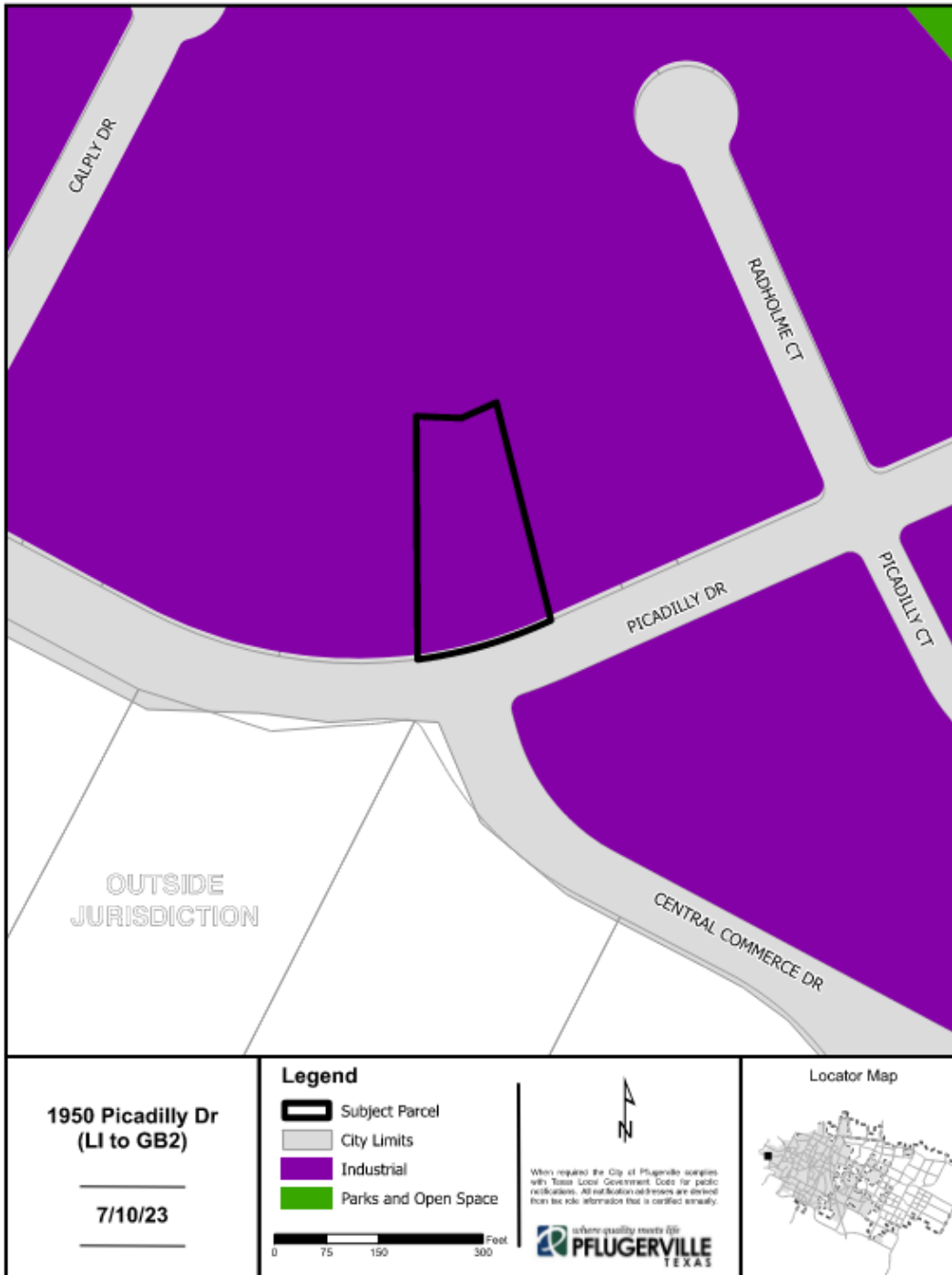
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ZONING MAP:



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FUTURE LAND USE MAP:



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GENERAL BUSINESS 2 (GB2) LAND USE TABLE

General Business 2 (GB2)

This district is intended to provide a convenient location for small scale service and commercial related establishments, such as wholesale products, contractor shops, mini storage, major automotive repair, and similar more intense commercial uses. The uses included in this district should be located on a collector or higher classification thoroughfare.

Civic Uses	Section 4.2
Permitted by Right	Cemetery/Mausoleum, Government Facilities, Museum/Art Gallery, Park/Playground, Place of Worship, School: Private, Public, and Parochial, Mortuary/Funeral Home, Trade School, College, University, or Private Boarding School
Specific Use Permit Required	

Commercial Uses	
Permitted by Right	Automotive Body Repair Shop (Collision Repair), Automotive Parking Lot/Garage, Brewpub/Wine Bar, Catering Establishment, Clinic, Major and Minor dry cleaning, financial institution, Minor Equipment and Machinery sales and rental, Golf Course and/or Country Club, Health/Fitness Center, Hospital, Laundromat, Licensed Massage Therapy, Office: Administrative, Medical, or Professional, Reception Hall, Retail Sales and Services, Athletic Facilities, Auction Sales, Automotive Repair and Service, Automotive Sales and Rental, Bar/Tavern, Brewery/Distillery/Winery/Regional, Business Center, Commercial Indoor Recreation and Entertainment, Commissary, Golf Driving Range, Household Appliance Service & Repair, Liquor Store (off-site consumption), Lounge, Pawn Shop, Minor Print Shop, Over 50,000 sqft single tenant retail sales and service, Call Center, Contractor's Shop, Machine Shop, Mini-warehouse/public storage, Office/Showroom, Small Engine Repair Shop
Permitted with Limitations	Commercial Animal Establishments, Car Wash, Gas Station, Restaurant, Bail bond, Commercial Outdoor Recreation and Entertainment, Drive In/Thru, Alternative Financial Services Institution, Hotel/Hotel Residence, Mobile Food Park, Nursery Indoor/Outdoor Sales, Data Center, Truck/Trailer Rental, Recreational vehicular sales and rental
Specific Use Permit Required	Body Art Studio

Transportation & Utility Uses	Section 4.2
Permitted with Limitations	Utilities
Specific Use Permit Required	Wireless Telecommunication Facilities