
STAFF REPORT

Planning and Zoning:	10/3/2016	Staff Contact:	Erin Sellers, Planner II
Agenda Item:	ORD-0329	E-mail:	erins@pflugervilletx.gov
Case No.	REZ1608-02	Phone:	512-990-6300

SUBJECT: Conduct a public hearing and consider an application to rezone approximately 25.764 acres from Agriculture/ Conservation (A) and Corridor Urban (CL4) to Campus Industrial (CI) zoning district; being two tracts of land situated in the Peter Conrad Survey No. 71, Abstract No. 200, and in the William Barker Survey No. 74, Abstract No. 107 in Pflugerville, Travis and Williamson Counties, TX., generally located along Meister Ln., north of New Meister Ln. and south of Louis Henna Blvd.; to be known as the Capital Commercial Louis Henna Rezoning. (REZ1608-02)

LOCATION:

The property is generally located along Meister Lane, north of New Meister Lane and south of Louis Henna Boulevard. The northern portion of the subject property is located within Williamson County.

BACKGROUND:

A portion of the property, up until recently, was located within the City of Round Rock. Recently, the property owner submitted a petition for annexation and a rezoning to Campus Industrial (CI) zoning for the subject property. On September 27, the City Council granted a petition for annexation on first reading. The second reading of the proposed annexation is scheduled for October 11, 2016 City Council meeting.

CAMPUS INDUSTRIAL (CI) ZONING:

This Campus Industrial (CI) zoning 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. It is intended to provide for places to work with the conveniences of services within a centralized area. It should be located along major arterial streets and may be located along the SH130 and SH45 corridors. Adjacent zoning includes Light Industrial (LI) to the west and Corridor Urban (CL4) to the east and south of the subject site.



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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 in order to supplement the broad brush strokes of the future land use categories. Per the Comprehensive Plan, Preferred Land Use Vision Plan (Future Land Use Map), the subject property is generally located within an area for employment uses within an overarching “Employment Center”. “Employment centers consist of retail, office, corporate campus, light-industrial, and warehouse uses. Retail will include large and small format stores as well as financial, business and personal services. Office uses encompass all professional offices and includes medical offices.” The proposed rezoning is generally in conformance with the Comprehensive Land Use Plan.

Consistency with Land Use Policy and Action statements in the Comprehensive Plan:

Policy 2.3: Establish regional centers that can attract and support the concentration and scale of major commercial and employment uses as well as complimentary residential uses.

- Action 2.3.1: Allow for increased development potential in existing regional centers and permit new centers to accommodate development opportunities and diversity nonresidential uses.
- Action 2.3.2: Provide commercial and employment zoning at major transportation intersections that are accessible from across the entire city as identified on the Preferred Land Use Vision.
- Action 2.3.3: Allow for a mixture of residential types in regional centers that accommodate housing options for employment and commercial centers.

STAFF RECOMMENDATION:

The proposed rezoning is compatible with the adjacent zoning districts and is generally in accordance with the future employment area and “Employment Center” concept within the Comprehensive Plan; therefore staff recommends approval of the proposed rezoning.

NOTIFICATION:

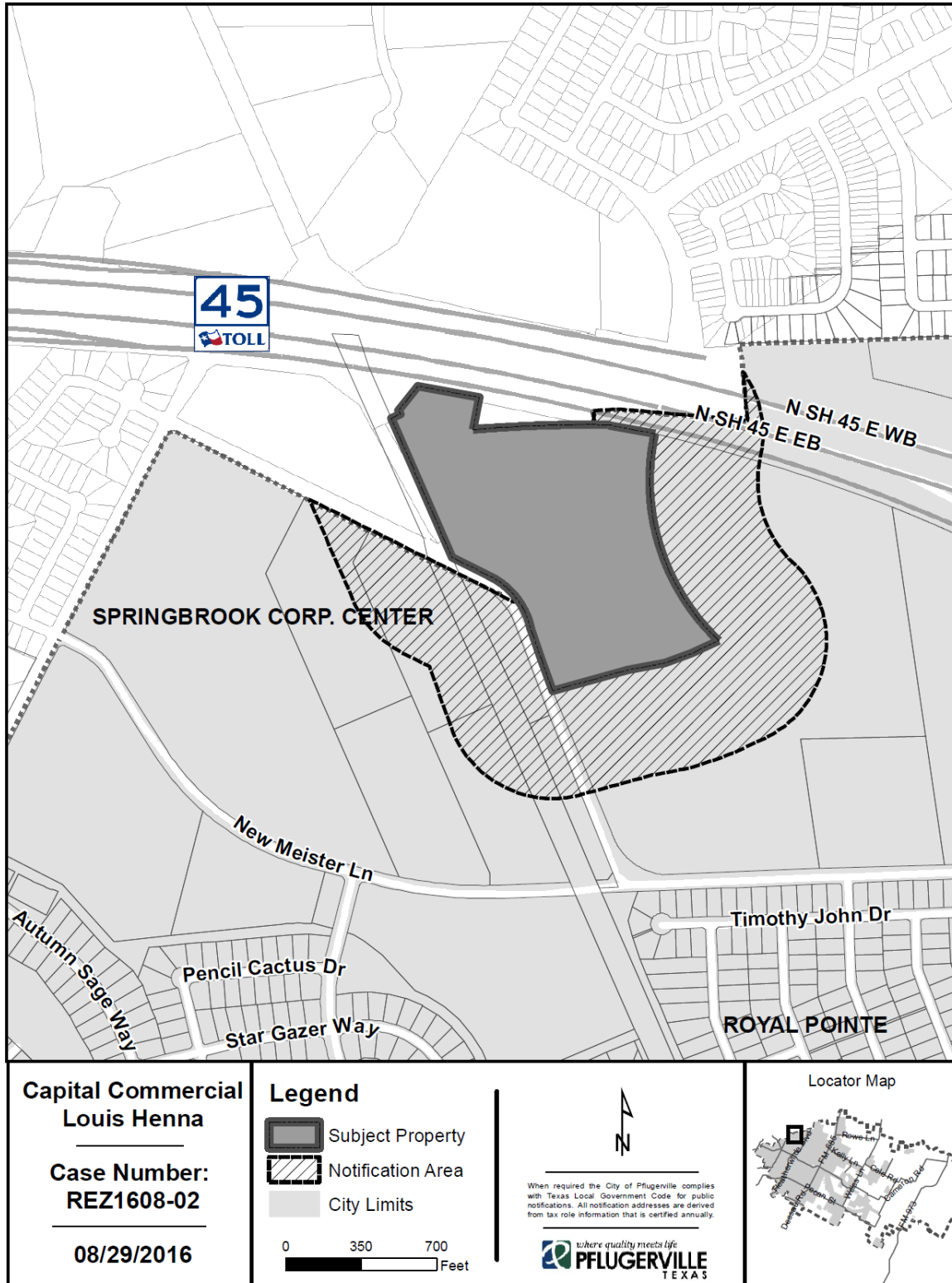
Newspaper notification was published on September 21, 2016, notification letters were mailed to property owners within 500 feet of the property, and a sign was posted as required. At the time of this report, no inquiries were received regarding the proposed rezoning.

ATTACHMENTS:

- Proposed Ordinance – See separate attachment
- Notification Map
- Aerial Map
- Zoning Map
- Future Land Use Map
- Site Photos

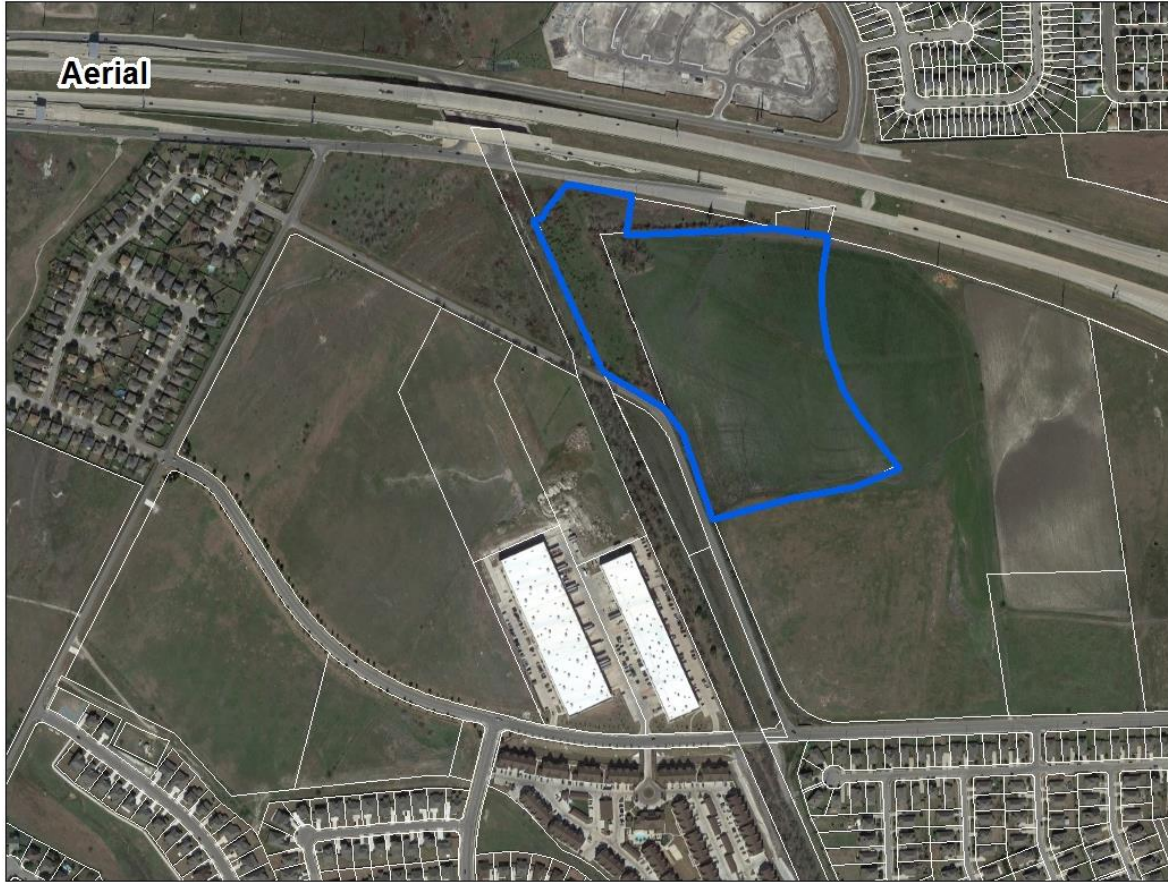
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NOTIFICATION MAP:



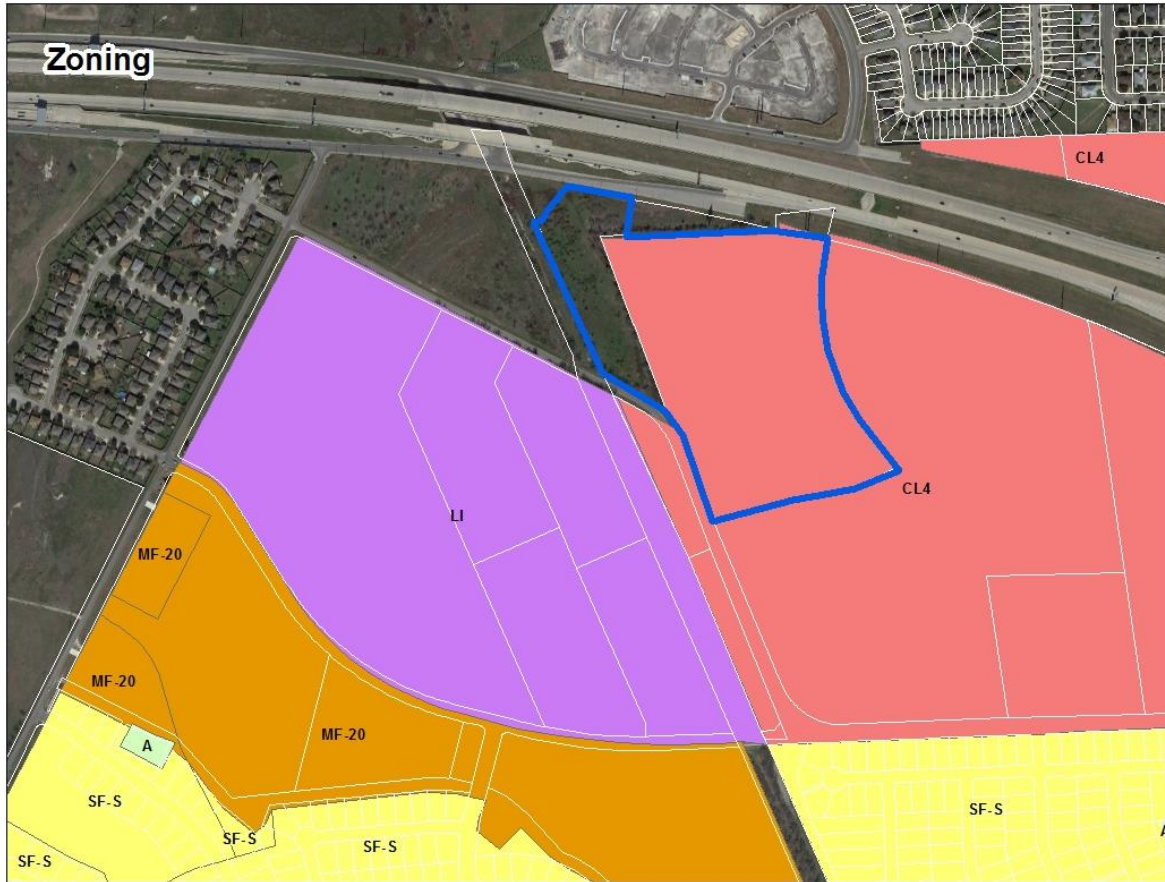
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AERIAL MAP:



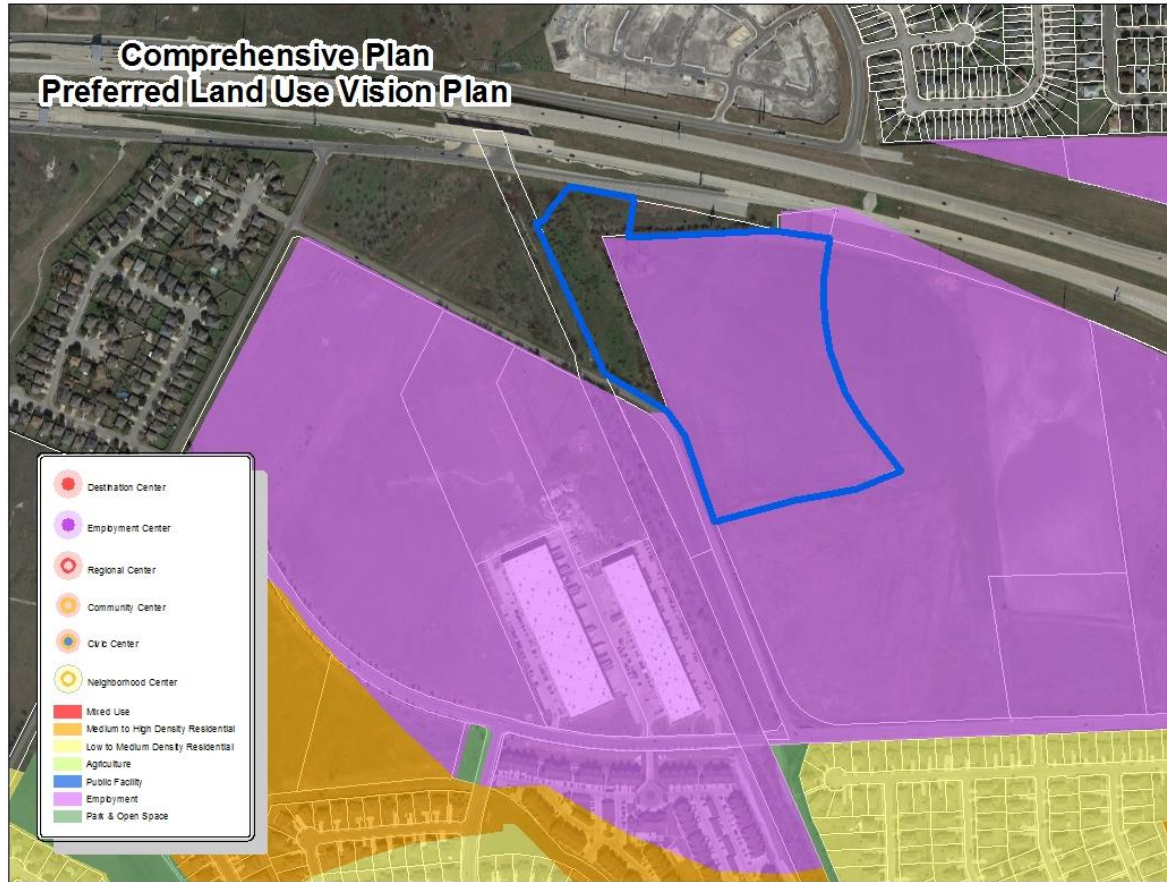
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ZONING MAP:



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COMPREHENSIVE PLAN: FUTURE LAND USE MAP



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SITE PHOTOS:

SUBJECT PROPERTY – FACING NORTH ON MEISTER LANE



AT INTERSECTION OF MEISTER LN. AND NEW MEISTER LANE – FACING NORTH



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NEARBY PROPERTIES – WEST AND SOUTHWEST OF SUBJECT PROPERTY



SUBJECT PROPERTY – FACING SOUTH ALONG SH 45

