

## STAFF REPORT

<b>Planning &amp; Zoning:</b>	5/6/2024	<b>Staff Contact:</b>	Nathan Jones, Planning Manager
<b>City Council:</b>	5/28/2024	<b>E-mail:</b>	nathanj@pflugervilletx.gov
<b>Case No.:</b>	ORD-0772	<b>Phone:</b>	512-990-6300

**SUBJECT:** To receive public comment and consider an application to rezone an 1.6-acre tract of land known as Lot 2A, Block E of the Amending Plat of Block E 685 Commercial Park Subdivision, from General Business-2 (GB2) Zoning District to the Urban (Level 4:CL4) Zoning District, to be known as the 20205 FM 685 Rezoning (REZ2024-00109).

### LOCATION:

The subject tract is generally located at the southeast corner of Rowe Lane and FM 685.



Location Map

**BACKGROUND/REQUEST:**

The subject tract consists of one platted lot, being lot 2A, Block E of the Amending Plat of 685 Commercial Park Subdivision totaling 1.6-aces. The lot was platted in 1998. This lot was annexed into the city in 1997 and was rezoned to the current General Business-2 (GB2) district in 2009. At that same time, the 685 Commercial Park Overlay was adopted and the subject tract was included in the overlay. The overlay established additional land use and site design requirements above the base zoning district requirements of the Unified Development Code (UDC). The subject tract is located within Development Area 1.

The lot is currently developed with an existing convenience store and gas station, with a strip retail center. The applicant is seeking to rezone the subject lot to the Urban (Level 4: CL4) zoning district.

**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	General Business-1 (GB1)	Automotive business, storage facility	Mixed- Use Commercial
East	General Business-2 (GB2)/685 Commercial Park Overlay	Automotive business	Industrial
South	General Business-2 (GB2)/685 Commercial Park Overlay	Various commercial and automotive uses	Mixed- Use Commercial
West	TX-130	Highway	NA

**ZONING HISTORY:**

The subject tract was annexed in 1997 by Ord. No. 847-06-10-24 and subsequently zoned to Agriculture-Open Space (AO) with the annexation, which served as the city's reserve zoning district upon annexation. It was rezoned in 1997 to the General Industrial (GI) zoning district. In 2007, it was then zoned to the Urban (Level 4:CL4) Zoning District by Ordinance No. 913-07-10-09. In 2009, the subject tract was included in the creation of the 685 Commercial Park Overlay. The property was rezoned from the Urban (Level 4:CL4) Zoning District to the General Business-2 zoning district by Ordinance No. 1031-09-11-24 and the 685 Commercial Park Overlay was adopted by Ordinance No. 1032-09-11-24.



**Existing Zoning Map**

**FUTURE LAND USE MAP:**

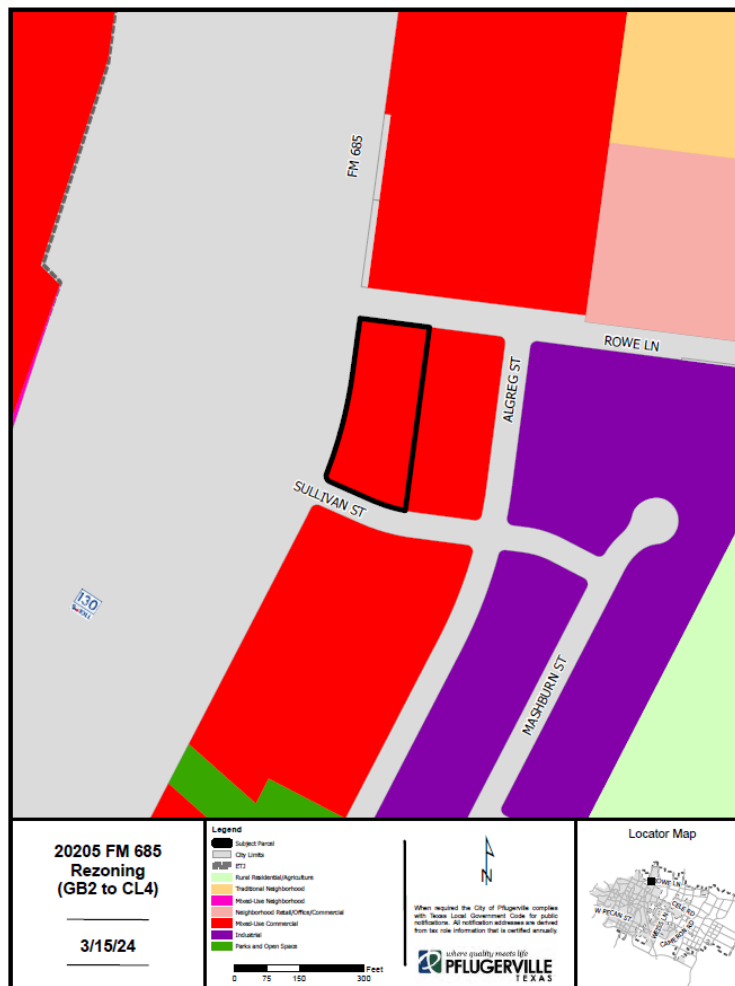
The Future Land Use Map (FLUM) from the Aspire Pflugerville 2040 Comprehensive Plan, adopted in 2022, identifies the area as Mixed-Use Commercial. The comprehensive plan describes the proposed future land use for the subject tract as follows:

**Mixed-Use Commercial:**

The Mixed-Use Commercial future land use category applies to areas designated for significant development or redevelopment with high intensity mixed-use activity centers attracting large corporations, specialty shopping, dining, entertainment, and high-density residential development. These areas are typically a minimum of 100 acres and include mid- to high-rise buildings with a

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compact block structure, and human-scale street and building design, which create a highly walkable urban form.



**Aspire Pflugerville 2040 Future Land Use Map**

### TRANSPORTATION:

The subject tracts about FM 685 and is adjacent to State Highway 130 (SH 130). State Highway 130 is the main north-south thoroughfare through the City of Pflugerville providing interurban connections. FM 685 is a primary corridor through Pflugerville and serves as a connection along SH 130. Intersecting FM 685 is Rowe Lane, a future minor arterial (100-feet of right-of-way) under the City's Master Transportation Plan.

### PROPOSED ZONING:

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The applicant is requesting to rezone the subject lot to the Urban (Level 4: CL4) zoning district. The proposed rezoning would allow for varied types of residential and commercial units, such as mixed-use retail and residential buildings in the CL4 District. The proposed zoning district is described below.

### **Urban District (Level 4: CL4):**

This district is intended to create vibrant and walkable neighborhoods and employment centers along the SH 130 and SH 45 corridors. The scale of structures in the Urban district is greater than found in the Suburban district and density sufficient to support a range of housing types. Commercial retail services play an increased role relative to the Suburban district but remain supportive of surrounding neighborhoods and employment centers.

### **UTILITY PROVIDERS:**

The subject tract is located within the Manville water service area and the City of Pflugerville's wastewater service area.

### **STAFF RECOMMENDATION:**

The subject tract is located at the intersection of Rowe Lane and SH 130/FM 685 and is located within the City of Pflugerville's full purpose jurisdiction. Immediately east of the subject lot are a variety of commercial uses and the lot located directly south of the subject tract is zoned General Business 2 (GB2). The Urban (Level 4: CL4) zoning district meet the goals of the Aspire Pflugerville 2040 Comprehensive Plan for this location to allow a mix of commercial uses along the SH 130 corridor, as well as Rowe Lane.

The subject tract is also located within the 685 Commercial Park Overlay, which is not proposed to be removed. The Overlay was established to allow the industrial uses that were in place at the time of the adoption of the Overlay to remain in place. The overlay provides additional restrictions and site design requirements for certain uses but defers to the base zone requirements of the UDC for properties located within Development Area 1. The subject tract is located within Development Area 1. If a use is proposed that conflicts with the Overlay, the strictest requirement would apply.

For these reasons, staff recommends approval of the request to rezone the subject tract from General Business-2 (GB2) to the Urban (Level 4: CL4) zoning districts.

### **NOTIFICATION:**

Notification was published in the Pflugerville Pflag newspaper, notification letters were mailed to property owners within 500 feet of the subject tract, and two (2) signs were posted on the right of way frontages along the tract. At time of publication of this staff report, staff has received phone calls but has not received any written statements.

### **ATTACHMENTS:**

- Notification Map
- Comprehensive Plan Map
- Zoning Map

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- Proposed Zoning Map
- Existing Conditions Images
- CL-4 Development Regulations Chart
- The Villages District
- Mixed-Use Commercial Overview



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**SUBJECT SITE PHOTOGRAPHS:**

