

Planning & Zoning: 3/3/2025

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City Council: 3/25/2025

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Case No.: REZ2024-00141

Phone: 512-990-6300

SUBJECT: To receive public comment and consider an application to zone an approximate 0.5897-acre tract of land to General Business 1 (GB1) district and an approximate 0.8549-acre tract of land to Retail (R) district, both located generally southeast of the Schultz Lane and A.W. Grimes Blvd intersection; to all be known as Schultz Lane Zoning (REZ2024-00141).

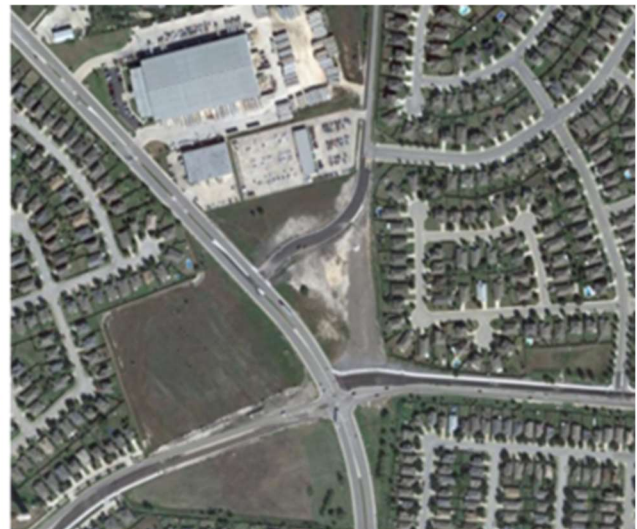
LOCATION: The subject property is located along the south side of Schultz Lane, east of AW Grimes Blvd, and north of Pflugerville Pkwy. The Springbrook residential subdivision is located to the east of the property.

BACKGROUND:

In 2009, the city began improving Pflugerville Pkwy to expand the road to four lanes and provide a connection to Green Lawn Blvd. As part of the improvements, Schultz Lane was realigned from its previous connection to Pflugerville Pkwy near the intersection of AW Grimes Blvd to curve the road and create a new connection north of the AW Grimes Blvd and Pflugerville Pkwy intersection.



Aerial Images from 2009 identifying Schultz Ln realignment



With the realignment of Schultz Ln, the City entered a land transaction which resulted in a property exchange of the former Schultz Ln right of way for the land that was needed for the realignment. The land that was acquired by the City for the realignment was zoned General Business (later became General Business 1 with the division of the district) and the former right of way that was conveyed was not zoned and has remained as such to date.

PROPOSED REQUEST:

The proposed request is to apply zoning to the land that was the former Schultz Ln right of way to allow for the future development of the exchanged property. The applicant has worked with staff on proposing a split zoning of the property to create opportunities for development consistent with the zoning adjacent to the tract while establishing a less intense zoning next to the single-family neighborhood to the east. The proposed zoning request is to zone approximately 0.8549 acres to Retail (R) district to increase land use compatibility with the Springbrook Glen residential neighborhood to the east and allow for the remaining 0.5897 acres to be zoned to General Business 1 (GB1) to allow for a future commercial use that is consistent with the commercial development to the west.

SURROUNDING LAND USE:

The subject property is located between AW Grimes Blvd and a single-family neighborhood and between Schultz Ln and Pflugerville Pkwy. Multiple commercial land uses are currently located near the intersection of Pflugerville Pkwy and AW Grimes/Grand Ave Pkwy. New commercial development is being established along the north side of Schultz Ln including an existing drive thru coffee shop and future day care facility. The table below further clarifies the zoning and existing land uses in the area and a larger zoning map reflecting the proposed location is included in the attachments.



Adjacent	Base Zoning District	Existing Land Use
North	General Business 1 (GB1)	Future day care and existing offices
South	Single-Family Suburban (SF-S)	Open space and single-family
Southwest	General Business 1 (GB1), Retail (R)	Retail, office, and single-family
East	Single Family Suburban (SF-S)	Single-family
West	General Business 1 (GB1), Retail (R)	Gas stations, car wash, restaurant and retail uses

ZONING:

General Business 1 (GB1) district: Approximately 0.5897 acres

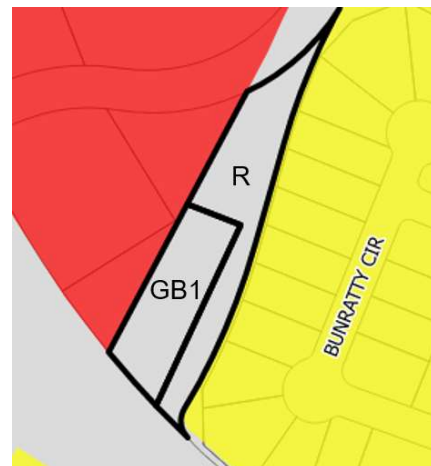
Per the Unified Development Code, the General Business 1 (GB1) district “is designed to accommodate a full range of retail and office uses with a city-wide and even regional trade area. These types of commercial uses are conducted wholly within an enclosed building. The uses in this district have operating characteristics and traffic service requirements compatible with typical office, retail,

shopping, and high-density residential environments”. The following are listed as land uses allowed in the GB1 district:

- Permitted residential land uses: Assisted Living, Live Work Unit, Nursing Home/Skilled Nursing,
- Permitted non-residential land uses: Athletic Facilities, Auction Sales, Automotive Parts Sales, Inside, Automotive Repair and Service, Automobile Parking Lot/Garage, Automobile Sales and Rental, Bar/Tavern, Micro Brewery/Distillery/Winery, Brewpub/Wine Bar, Business Services, Catering Establishment, Cemetery/Mausoleum, Civic Center, Clinic, Commercial Recreation and entertainment, Indoor, Commissary, Convention Center, Day Care Facility, Dry Cleaning Minor, Equipment and Machinery Sales and Rental, Minor, Event Center, Financial Institution, Golf Course and/or Country Club, Golf Driving Range, Government Facilities, Health/Fitness Center, Hospital, Household Appliance Service and Repair, Laundromat, Liquor Store, Lounge, Massage Therapy, Mortuary/Funeral Home, Museum/Art Gallery, Office, Park or Playground, Pawn Shop, Personal Service, Place of Worship, Minor Print Shop, Reception Hall, Restaurant, Retail Sales and Service – including users over 50,000 square feet, Private School, Theater, Trade school, and Transit Facility.
- Conditional uses: Condominium, Multi-family, Commercial Animal Establishments, Bail Bond, Car Wash, Outdoor Commercial Recreation and entertainment, Indoor, Drive In, Financial Services Institution, Alternative, Gas Station, Hotel/Hotel Residence, Mobile Food Park, Nursery/Indoor Sales, Utilities, and Wireless Telecommunication Facilities.
- Specific Use Permit: Body Art Studio, College, University or Private Boarding School, Wireless Telecommunication Facilities.

Retail (R) district: Approximately 0.8549 acres

Per the Unified Development Code, the Retail (R) district “...is established to provide locations for various types of general retail trade, business and service uses for services to one or more neighborhoods. The commercial areas developed within an R district should utilize to the maximum extent possible the existing landscaping on site to buffer from adjacent residential uses and be limited to two stories in height. The R district should be located generally at the intersection of major thoroughfares and convenient to a residential trade area, with signage compatible with surrounding land use. In the R district, open storage as defined herein is not permitted”. The following are listed as land uses allowed in the GB1 district:



- Permitted residential land uses: Assisted Living, Live Work Unit, Nursing Home/Skilled Nursing (Convalescent), Single Family Attached (3 or more) Townhome.

- Permitted non-residential land uses: Automotive Parts Sales Inside, Automobile Parking Lot/Garage, Brewpub/Wine Bar, Catering Establishment, Cemetery/Mausoleum, Civic Center, Clinic, Day Care Facility, Dry Cleaning Minor, Equipment and Machinery Sales and Rental, Minor, Financial Institution, Golf Course and/or Country Club, Government Facilities, Health/Fitness Center, Hospital, Laundromat, Massage Therapy, Museum/Art Gallery, Office, Park or Playground, Personal Service, Place of Worship, Reception Hall, Retail Sales and Service, Private School, and Theater.
- Conditional uses: Condominium, Multi-family, Commercial Animal Establishments, Car Wash, Commercial Recreation and Entertainment Indoor, Gas Station, Restaurant, and Utilities.
- Specific Use Permit: Wireless Telecommunication Facilities.

COMPREHENSIVE PLAN:

The Future Land Use Map (FLUM) from the Aspire Pflugerville 2040 Comprehensive Plan, adopted in 2022, identifies the area as Neighborhood Retail/Office/Commercial as reflected in the exhibit in the attachments. The Aspire 2040 Comprehensive Plan describes the land use category as follows:

Neighborhood Retail/Office/Commercial: The Neighborhood Retail/Office/ Commercial future land use category applies to retail sites at the intersections of major arterial roadways that have traditionally served the convenience retail, service, office, and institutional needs of surrounding neighborhoods. Neighborhood Retail establishments include a variety of retail and personal service businesses that meet the daily needs of the residents. This development type generally includes small- or medium- scale development ranging from 1,500 square feet to 45,000 square feet and one to two stories in height.

Not all corners of an intersection may be developed with commercial uses; however, a quadrant will typically be anchored by a small-scale grocery store, drug store, or gas station. Adequate transitions in building setback and height must be considered when development is proposed near neighborhoods.

Neighborhood District: Upper Westside District

The Aspire Pflugerville 2040 Comprehensive Plan identified neighborhood districts throughout the city to help identify needs and aspirations specific to different areas of the City. The subject property is located within the Upper Westside District which included aspirational actions to enhance pedestrian and bicycle infrastructure, improve sidewalk connectivity, increase variety of housing options with opportunity for some mixed-use, improve aesthetic impressions along gateway corridors, and increase access and safety to parks and open space with opportunities for trails to be used as transportation.

STAFF RECOMMENDATION

Through the proposed zoning, land uses that are suitable at the neighborhood and regional level can be accommodated while maintaining compatibility requirements and pedestrian access to the site. The applicant originally requested a rezoning of the entire property to General Business 1 (GB1) district to be consistent with the zoning of the land that was included in the Schultz realignment. After discussion with staff, the applicant revised their application to propose the split zoning of the property. The proposed request allows a limited extension of the adjacent General Business 1 (GB1) district to allow for further

development consistent with the adjacent zoning district, while establishing a less intense zoning of Retail (R) district along the remainder of the property closer to the neighborhood. The Retail (R) district will ensure development is on a neighborhood scale while the General Business 1 (GB1) district will enable commercial uses that support the community on a more regional scale.

The proposed request is consistent with the Neighborhood Retail/Office/Commercial classification identified in the Aspire Pflugerville 2040 Comprehensive Plan and staff recommends approval to zone the approximate 0.5897-acre tract of land to General Business 1 (GB1) district and the approximate 0.8549-acre tract of land to Retail (R) district.

PLANNING AND ZONING COMMISSION:

On March 3, 2025, the Planning and Zoning Commission unanimously recommended approval of the zoning with a vote of 5-0.

CONFORMANCE WITH STRATEGIC PLAN:

Staff finds the proposed zoning application meets the Economic and Infrastructure goals of the City's 2021-2025 Strategic Plan, including creating a fiscally sustainable city with a high quality of life, and preparing robust, resilient infrastructure.

NOTIFICATION:

Notification was published in the newspaper in accordance with state law.

ATTACHMENTS:

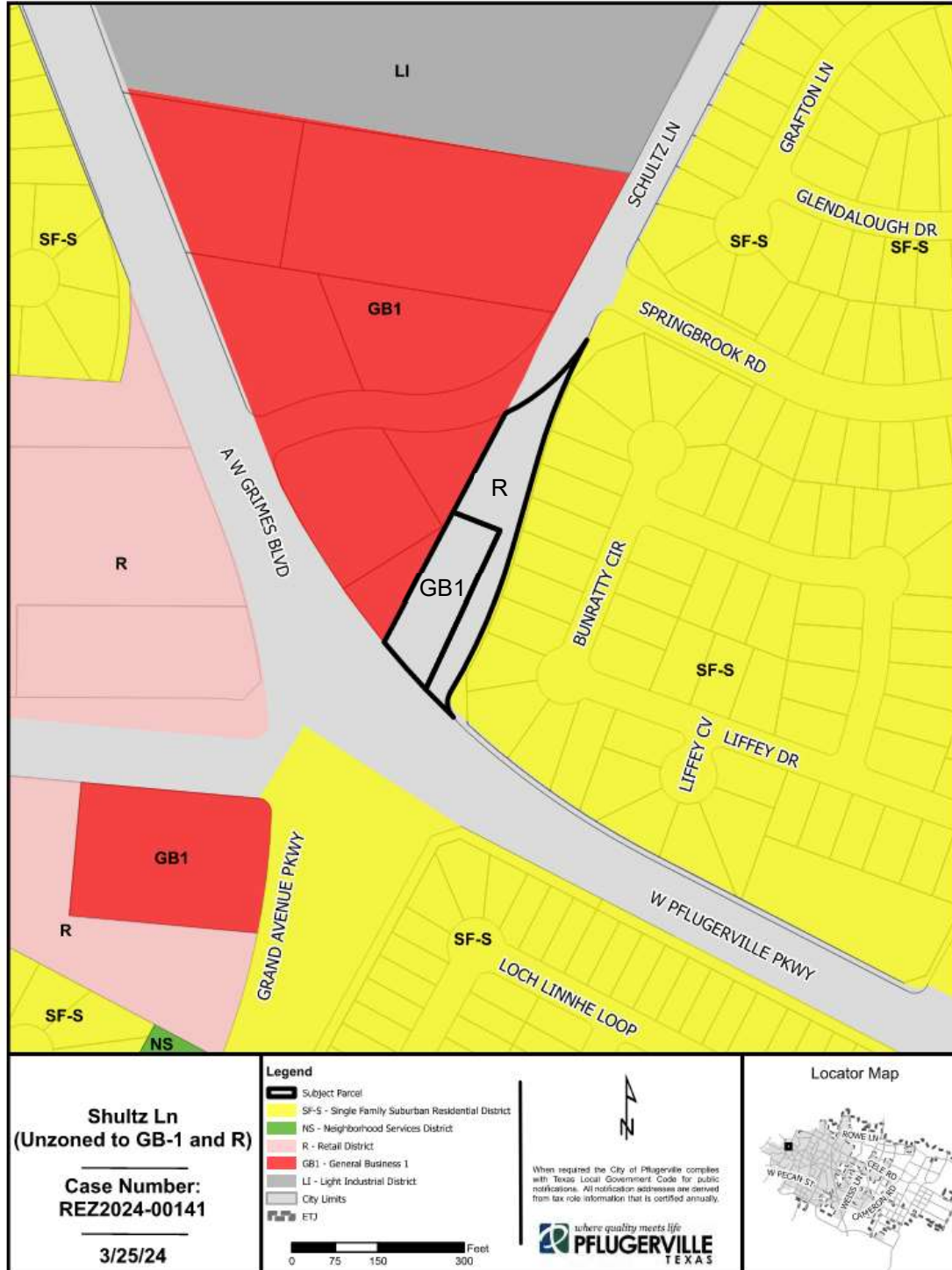
Staff Report
General Location Map
Zoning Map
Comprehensive Plan Map
Upper Westside District Map

GENERAL LOCATION MAP:



<p>Schultz Ln (Unzoned to GB-1 and R)</p> <p>Case Number: REZ2024-00141</p> <p>3/25/24</p>	<p>Legend</p> <p> Subject Property</p> <p>0 100 200 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>Locator Map</p>
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ZONING MAP:



COMPREHENSIVE PLAN:



UPPER WESTSIDE DISTRICT

Map 8.3. Upper Westside District

