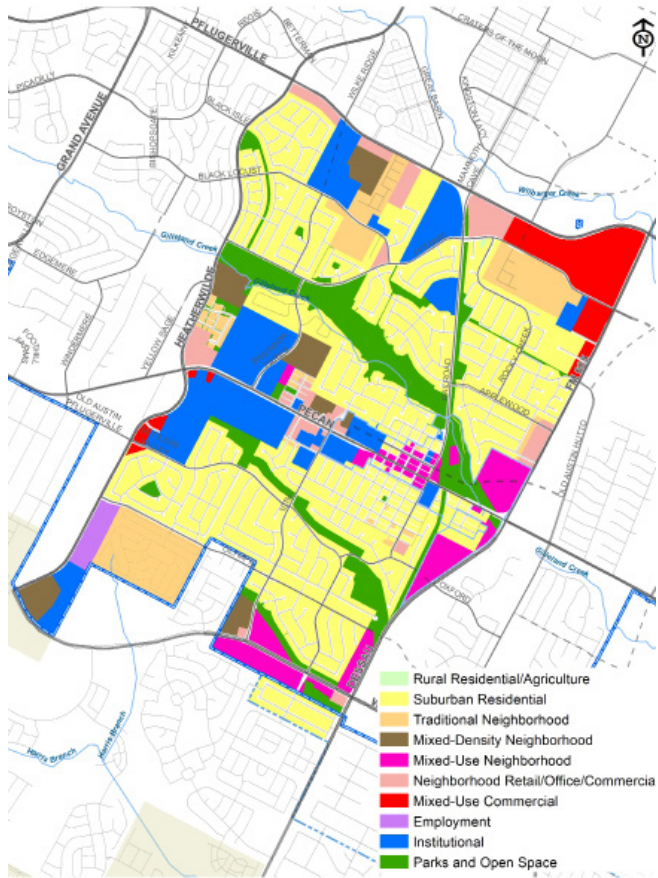


CENTRAL DISTRICT

Map 8.6. Central District



ASPIRATIONAL ACTIONS

- Monitor and update plans for Downtown, the Historic Colored Addition and eastward to the northwest intersection of Dessau Road and Pecan Street, in order to continue focusing on defining character, intensity and transportation (particularly the Pecan Street corridor) in this District.
- Emphasize the development of locally-owned businesses and particularly locally-owned dining options. This should consider tools to reduce risk of entry, such as food truck parks.
- Increase access to trails, with safety enhancements such as lighting along trails and streets feeding into the trail system.
- Improve pedestrian safety along major roadways, with improved connectivity.
- Emphasize walkability and context-sensitive design within the District, recognizing its unique, historic character.
- Develop the northwest corner of Pecan Street and FM 685 to support public facility needs, considering use of public-private partnership approaches so that such facilities catalyze economic opportunity.
- Retain and enhance the natural beauty of Gilleland Creek, linking it to Pflugerville's history and connecting people with nature. Use trail system connections as an opportunity to create unique, exciting experiences at different parks along the route, along with supportive wayfinding directing to destinations.
- Develop programs to diversify housing stock with thoughtful infill development. Consider the creation of a pattern book in order to establish a level of comfort with the existing neighborhoods.
- Foster communications and relationships within established neighborhoods.
- Seek opportunities to incentivize aesthetic improvements and modernization of older commercial centers in the District.

This district includes the historic Downtown and Historic Colored Addition, surrounded by neighborhoods in linear fashion along Pecan Street. It is home to key City public facilities like the Pflugerville Public Library, and major school assets such as stadiums, offices, a high school and multiple school sites. Gilleland Creek is a green corridor supporting a variety of park experiences and trail connections. Much of the District is single-family residential, although FM 685/Dessau Road, Wells Branch Parkway and Pflugerville Parkway serve as significant economic opportunities that will involve unique infill-based approaches for compatibility character definition. The Pecan Street/FM 685 intersection presents an opportunity to integrate Downtown with these corridors, connect with Gilleland Creek and the MoKan rail corridor, and provide facilities for the City for years to come.