



March 17, 2023

Planning & Zoning Commission
City Council
City of Pflugerville
450 Cypress Creek Road, Building 1
Cedar Park, TX 78613

**Re: *Pflugerville Retail Center at 1300 W Pflugerville Parkway
Zoning Change application Updated Letter of Intent***

P&Z Commissioners and City Councilmembers:

As agent for the owner of the above referenced property, we respectfully request your favorable consideration of a zoning change for the existing Pflugerville Retail Center located at the southwest corner of W Pflugerville Parkway and A.W. Grimes Blvd.

This project is an existing retail center that is zoned R (Retail). There will be multiple tenants in this center and we wish to seek GB1 (General Business) zoning to expand the tenant mix. The adjoining properties are zoned R (Retail) and the properties at the northwest and southwest corners of W Pflugerville Pkwy. and A.W. Grimes Blvd. are zoned GB1. We feel this request is appropriate and consistent with the Unified Development Code given the location at 2 arterial roadways and the surrounding GB1 and R zoning.

We have done a historical search of the other properties located at the same intersection as the subject property that were zoned GB1.

1. Zoning of the property at the northeast and southeast corners of Schultz Lane and AW Grimes was approved on 1/27/1998, under ordinance 482-98-01-27.
2. Zoning of the property at the southwest corner of Pflugerville Parkway and Grand Avenue Parkway was approved on 6/13/2017, under ordinance 1307-17-06-13. At that time, the 2030 Comprehensive Plan was in effect (adopted on 9/28/2010). At that time, the FLUM indicated a land use of low to medium density residential yet the zoning to GB1 was approved.

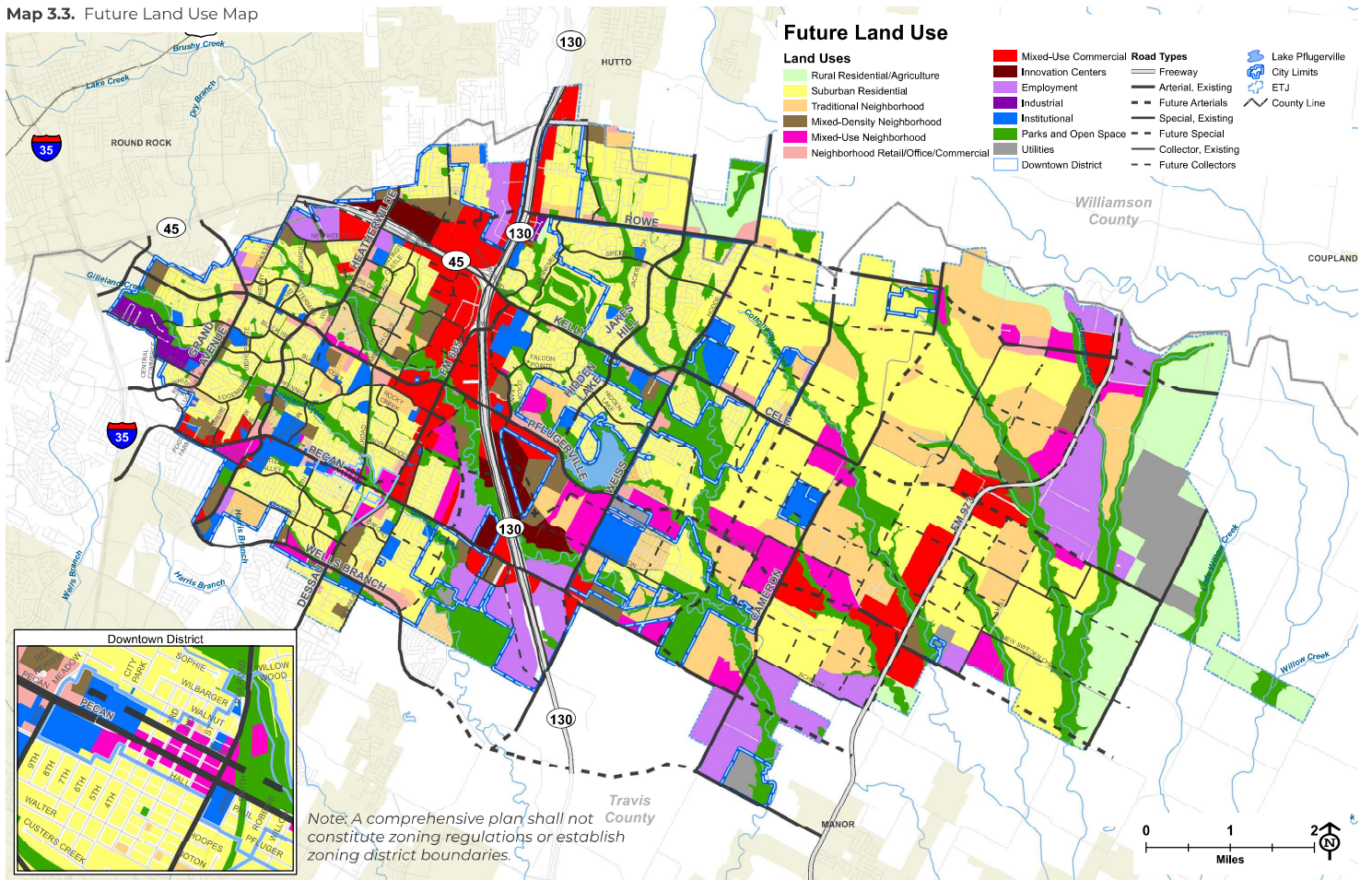
Your favorable consideration is greatly appreciated and we look forward to working with the city of Pflugerville.

Sincerely,

Richard Mathias

2040 FLUM

Map 3.3. Future Land Use Map



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.

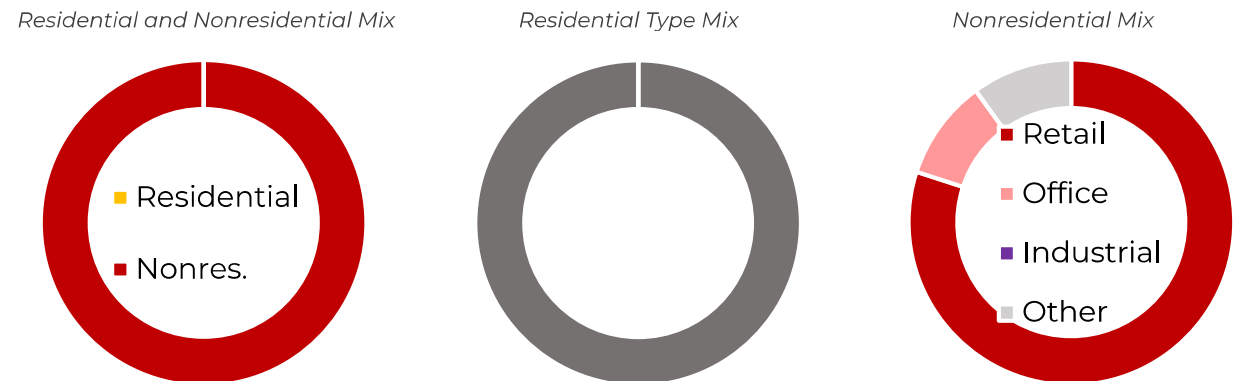
Due to recent changes in retail consumer trends, these areas are increasingly susceptible to decline. Revitalization and reinvestment are strongly encouraged through parking lot landscaping enhancements, building façade renovations, and other improvements to sustain their vitality and attractiveness. Redevelopment may be appropriate to reduce retail square footage, integrate new uses, increase walkability, limit visual impacts of parking, and enhance community form.

COMPATIBILITY OF NEW USES AND BUILDING TYPES

Primarily Residential		Primarily Nonresidential and Mixed-Use	
Agricultural	○○○	Mixed-Use, Neighborhood Scale	●●○
Cluster Subdivision	○○○	Mixed-Use, Community Scale	●●○
Single-Family, Large Lot	○○○	Mixed-Use, Regional Scale	○○○
Single-Family, Suburban Lot	○○○	Neighborhood Office and Commercial	●●●
Single-Family, Small Lot	○○○	Regional Office and Commercial	○○○
Accessory Dwelling Unit	○○○	Neighborhood Shopping Center	●●●
Townhome	○○○	Regional Shopping Center	○○○
Duplex	○○○	Light Industrial/Flex Space	○○○
Triplex/Fourplex	○○○	Heavy Industrial	○○○
Bungalow/Cottage Court	○○○	Civic/Recreation	●●●
Courtyard/Garden Apartment	○○○		
Urban Apartment	○○○		

●●●	Appropriate primary uses
●●○	Conditional as primary uses
○○○	Inappropriate use

Figure 3.11. Neighborhood Retail/Office/Commercial



ORDINANCE NO. 1307-17-06-13

AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, AMENDING ORDINANCE NO. 1203-15-02-24 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED, BY REZONING APPROXIMATELY A 1.79-ACRE LOT, LEGALLY DESCRIBED AS LOT 40A BLOCK P CAMBRIDGE HEIGHTS COMMERCIAL SUBDIVISION REVISED PLAT LOT 40 BLOCK P IN PFLUGERVILLE, TRAVIS COUNTY, TEXAS, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF WEST PFLUGERVILLE PARKWAY AND GRAND AVENUE PARKWAY FROM AGRICULTURE/CONSERVATION (A) TO GENERAL BUSINESS 1 (GB1) ZONING DISTRICT; TO BE KNOWN AS THE CVS AT GRAND AVENUE REZONING (REZ1703-01); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, under the authority of Chapter 211 of the Texas Local Government, the City of Pflugerville (City) adopts regulations and establishes zoning to control the use of land within the corporate limits of the City; and

WHEREAS, the City has been requested to change the zoning of approximately 1.79 acre lot, described as Lot 40A, Block P, Cambridge Heights Commercial Subdivision Revised Plat Lot 40 Block P in Pflugerville, Travis County, Texas, generally located at the southwest corner of West Pflugerville Parkway and Grand Avenue Parkway from Agriculture/Conservation (A) to General Business 1 (GB1) Zoning District as depicted and described in **Exhibit A** attached hereto and fully incorporated herewith for all purposes (Proposed Zoning); and

WHEREAS, the Planning and Zoning Commission held a public hearing on May 1, 2017 and voted for its approval of the Proposed Zoning with a vote of 7-0; and

WHEREAS, the City has complied with all conditions precedent necessary to take this action, has properly noticed and conducted all public hearings and public meetings pursuant to the Texas Local Government Code and Texas Government Code, as applicable.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS:

SECTION 1. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. The City Council finds:

That the Proposed Zoning is in accordance with the City's Comprehensive Plan for the purpose of promoting the health, safety, morals, and general welfare of the City, and is in accordance with the following purposes: 1) lessen congestion in City streets and thoroughfares; 2) secure safety from fire, panic and other dangers; 3) promote the general health and welfare; 4)

provide adequate air and light; 5) prevent undue overcrowding of land; 6) avoid undue concentration of population; and 7) facilitate the adequate provision of transportation, water, sewer, schools, parks and other public requirements.

SECTION 3: The City Council amends the Official Zoning Map of the City of Pflugerville, Texas adopted in Ordinance No. 1203-15-02-24, as amended, to change the base zoning district of the property depicted and described in **Exhibit A**, from Agriculture/Conservation (A) to General Business 1 (GB1) District.

The property described above may be developed and used in accordance with regulations established for the General Business 1 (GB1) District, as applicable, and other applicable ordinances of the City.

SECTION 4. This ordinance shall be cumulative of all other ordinances of the City, and this Ordinance shall not operate to repeal or affect any other ordinances of the City except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

SECTION 5. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional or invalid, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional or invalid phrase, clause, sentence, paragraph or section.

SECTION 6. That this Ordinance will become effective on its adoption and passage by the City Council in accordance with Section 3.15(d) of the City Charter.

PASSED AND APPROVED this 13th day of June 2017.

CITY OF PFLUGERVILLE, TEXAS

By: 

VICTOR GONZALES, Mayor

ATTEST:

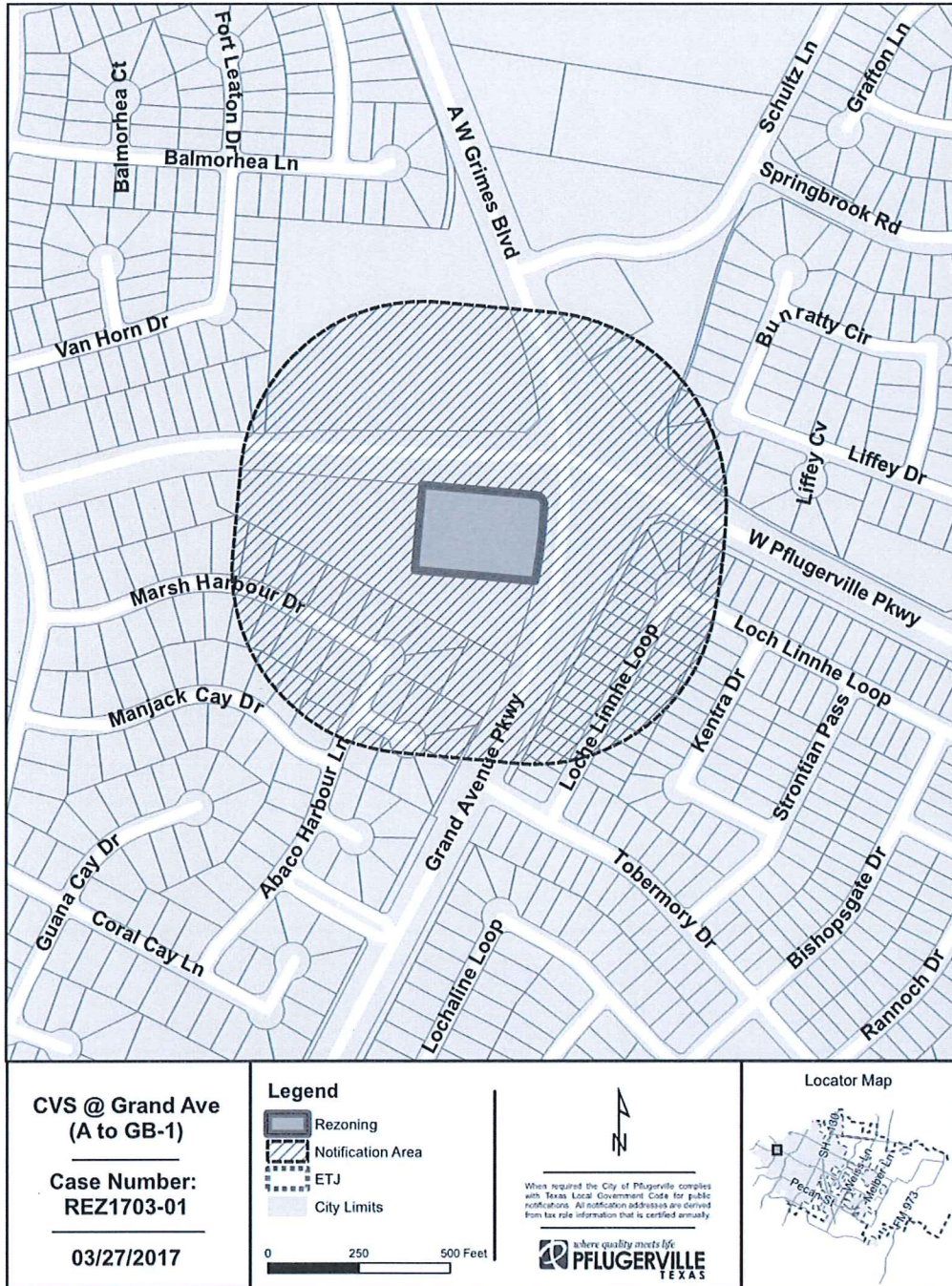

KAREN THOMPSON, City Secretary

APPROVED AS TO FORM:


GEORGE E. HYDE, City Attorney
DENTON NAVARRO ROCHA BERNAL HYDE & ZECH, PC

Exhibit "A"

**LEGAL DESCRIPTION: LOT 40A BLOCK P CAMBRIDGE HEIGHTS COMMERCIAL
SUBDIVISION REVISED PLAT LOT 40 BL P
TCAD ID: 724470**







**CVS @ Grand Ave
(A to GB-1)**

**Case Number:
REZ1703-01**

03/27/2017

Legend

-  Rezoning
-  Notification Area
-  ETJ
-  City Limits

0 250 500 Feet



When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax rate information that is certified annually.



Locator Map



ORDINANCE NO. 482-98-01-27

AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS AMENDING ORDINANCE NO. 178-84-6-6 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED, BY CHANGING THE ZONING DESIGNATION LOTS 2, 3, AND 4 OF BLOCK A OF SPRINGBROOK COMMERCIAL, AS RECORDED IN VOLUME 100, PAGES 198-200, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, FROM (AO) AGRICULTURAL OPEN SPACE TO (GB) GENERAL BUSINESS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS:

Section 1: That the Official Zoning Map of the City of Pflugerville, Texas adopted in Ordinance No. 178-84-6-6, as amended, is amended to change the base zoning district of the property described below from (AO) Agricultural - Open Space to (GB) General Business;

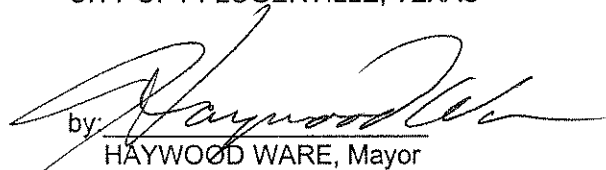
Lots 2, 3 and 4 of Block A of Springbrook Commercial, as recorded in Volume 100, Pages 198-200, of the Plat Records of Travis County, Texas, as shown on the attached Exhibit A.

The property described above may be developed and used in accordance with regulations established for the (GB) General Business district and other applicable ordinances of the City of Pflugerville, Texas.

Section 2. That this ordinance will become effective upon its adoption and passage by the City Council.

PASSED AND APPROVED the 27 day of January, 1998.

CITY OF PFLUGERVILLE, TEXAS

by: 
HAYWOOD WARE, Mayor

ATTEST:


LAURI GILLAM, City Secretary

Schultz Lane


Springbrook Commercial
LOTS 2, 3, AND 4, BLOCK A

Pflugerville Loop

Grand Avenue Parkway

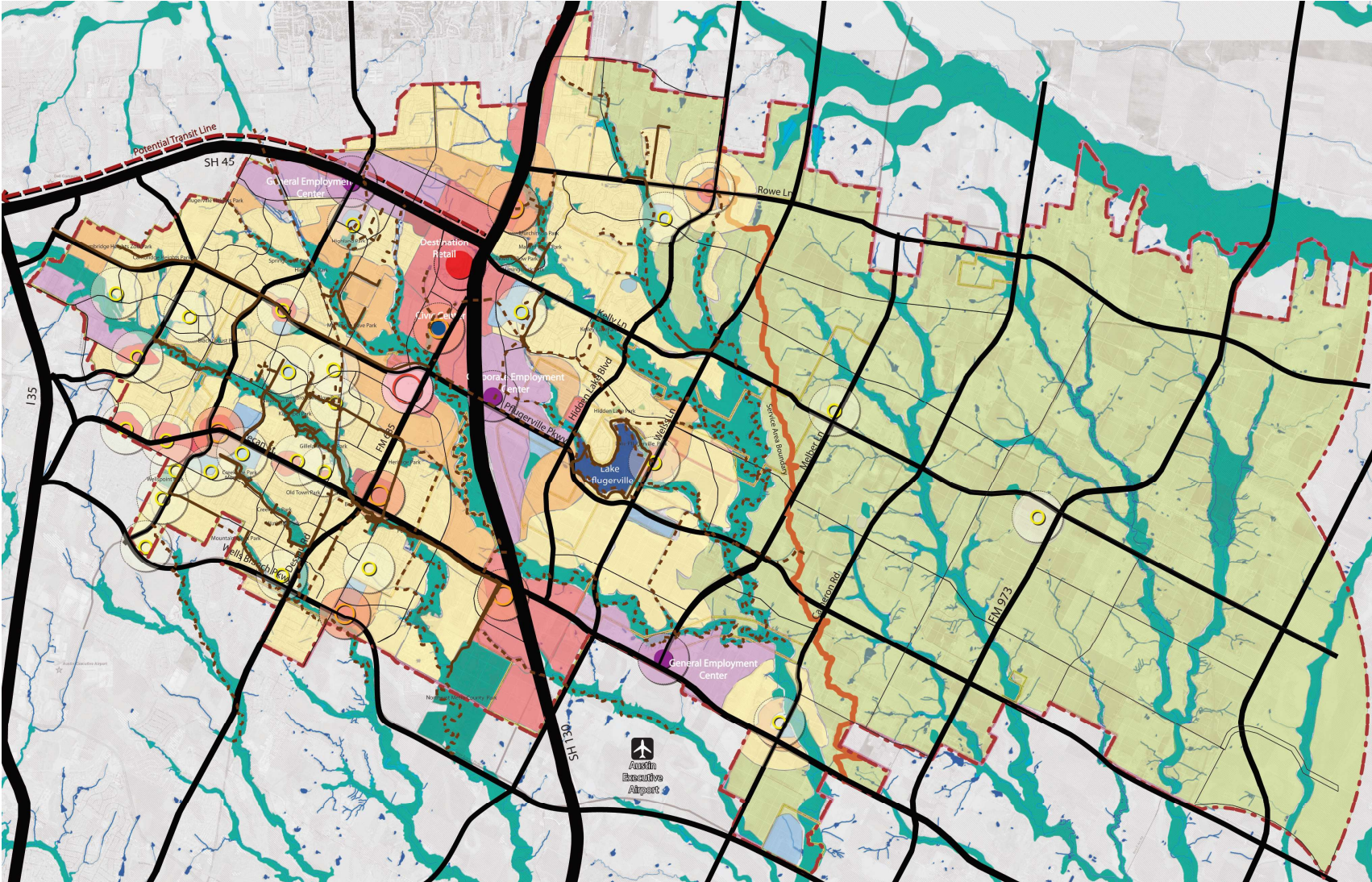
Picadilly Drive

Location of Proposed Rezoning



City of Pflugerville 12/97

2030 FLUM



Preferred Land Use Vision Plan

- Legend:**
- Mixed Use
 - Medium to High-Density Residential
 - Low to Medium-Density Residential
 - Agriculture
 - Public Facility
 - Employment
 - Parks and Open Space
 - Destination Center
 - Employment Center
 - Regional Center
 - Community Center
 - Civic Center
 - Neighborhood Center
 - Service Area Boundary
 - Freeway
 - Arterial
 - Collector
 - Existing Trails
 - Future Trails

