



PERMIT SOLUTIONS

January 30, 2023

Pflugerville Texas - Planning Department
P.O. Box 589
Pflugerville, TX 78691

Permit Solutions LLC
2121 Lohmans Crossing
504-634
Austin, TX 78734

Re: Zoning Application for 420 W Pflugerville

To whom it may concern:

We are requesting to change the zoning the property located at 420 W Pflugerville Pkwy from R (Retail) to GB1 (General Business 1). The change in the zoning will allow the owner the ability to establish a liquor store at this location. GB1 is the least invasive zoning that also allows for the liquor store use and off-site sell of alcohol.

The Comprehensive Plan designates the future land development for this parcel as Mixed-Use Neighborhood. The future land use states that non-residential uses should be located primarily at large intersections, this property is located on the Corner of W Pflugerville Pkwy and N Heatherwilde Blvd. In addition, the building approved under 2022-19-SP, complies with the desired shopping center design identified in the Comprehensive Plan for Neighborhood Retail / Office / Commercial uses, see Figure 2 below.

During our Pre-Application Conference (PAC), it was noted that automotive uses are permitted under GB1 and are not generally supported in this area. The Unified Development Code designates GB1, *as a commercial zone to accommodate a full range of retail and office uses that are conducted within an enclosed building. The uses in this zoning district have characteristic requirements that are compatible with typical office, retail, and shopping environments (UDC 4.3.1).* We strongly believe that the approved building ensures that an automotive use cannot be established at this location without the need to modify the existing structure to accommodate any future automotive use. The building approved under the site plan does not contain any bay doors or features compatible with an automotive repair shop.

For the reasons stated above, we believe the zoning application request to change the zoning from R to GB1 at this location is compatible with both the Unified Development Code and the Comprehensive Plan, While the concern for the establishment would be permitted under the UDC, the City of Pflugerville would have the authority to approve such use if it was proposed in the future. The purpose of our application is to allow for off-site alcohol sales at this location.

Please contact Jennifer Smith, jennifer@permitatx.com or (512) 201-4019, with any questions.
Sincerely,

Jennifer Smith

Figure 1. Future Land Use for proposed location is Neighborhood Retail/ Office / Commercial.

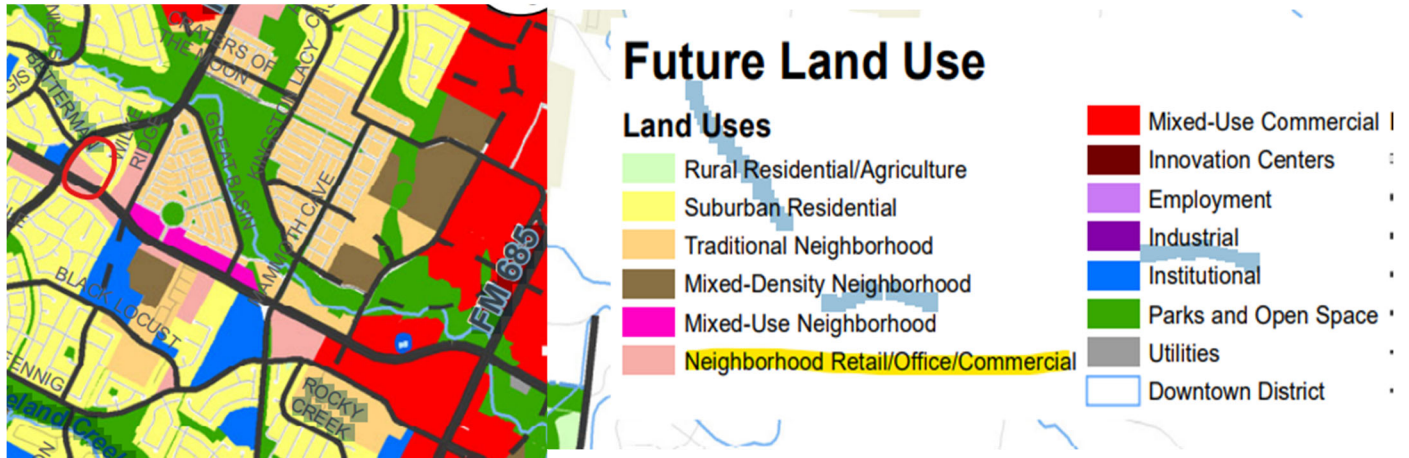


Figure 2. This figure is taken from the future land use document adopted by City of Pflugerville and shows design compatibility with the approved site plan (2022-19-SP).

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